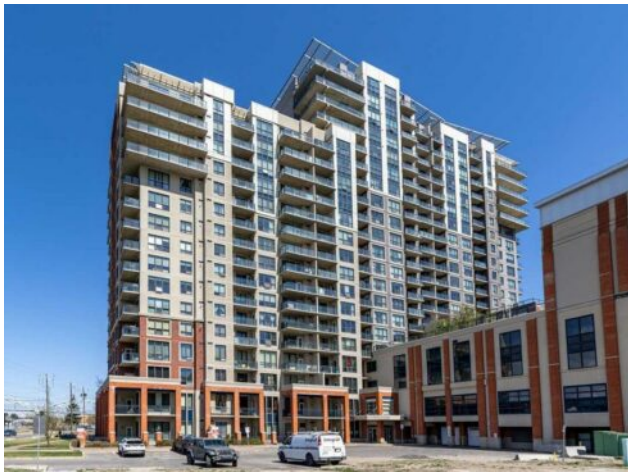


1306, 8710 Horton Road SW
Calgary, Alberta

MLS # A2219038



\$284,000

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Haysboro | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 704 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parkade, Unassigned | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | Hot Water | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 427 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Stone | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home | | |

Inclusions: n/a

Welcome to this bright and stylish 1-bedroom + den unit in the popular London at Heritage complex — the perfect blend of comfort, convenience, and urban living! This well-designed condo features a functional kitchen with granite countertops, new laminate flooring, and massive west-facing windows that flood the space with natural light. Stay cool in the summer with a built-in A/C wall unit, and enjoy the flexibility of a den—ideal for a home office, guest space, or extra storage. You’ll love the unbeatable location: just steps to the Heritage C-Train Station, shopping, trendy restaurants, and major roadways for easy commuting. Whether you're a first-time buyer, downsizer, or investor, this is a fantastic opportunity to own in one of Calgary’s most connected communities. Book your showing today!