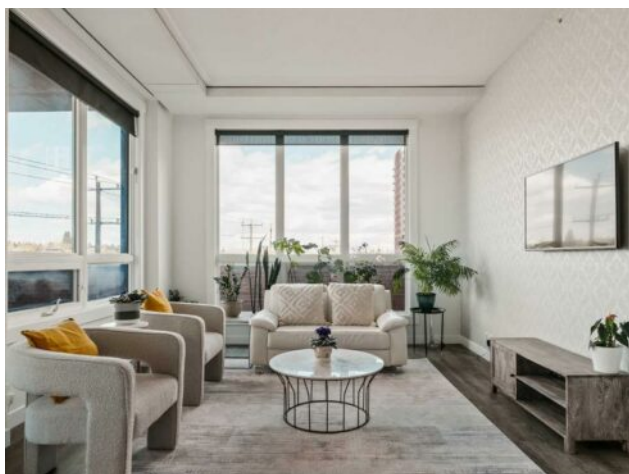


319, 8880 Horton Road SW  
Calgary, Alberta

MLS # A2220650



# \$394,500

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,013 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 575
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	C-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage		

**Inclusions:** N/A

Urban living at its finest in the beautiful London at Heritage Station building! Ideally located with shops and restaurants literally right out the front door and just steps to the LRT Station. This immaculate 2 bedroom, 2 bathroom corner unit has it all – stunning wallpaper feature walls, LVP and tile flooring (no carpet!), granite countertops, 10’ ceilings, a wrap-around balcony, air conditioning and the perfect floor plan for privacy and space with over 1,000 sq. ft.! The open concept design is perfectly centred around the full-height corner windows streaming in endless natural light. The kitchen features granite countertops and granite backsplash, rich cabinetry, a built-in coffee station and a breakfast bar to gather around. The living room is a relaxing escape with floor-to-ceiling corner windows providing both daytime sunshine and evening city lights. The massive wrap-around balcony entices warm weather barbecues with friends, complete with a gas line. The main living spaces separate the primary bedroom with its own 4-piece ensuite for ultimate privacy. On the other side of the unit is the second bedroom and second full bathroom, ideal for roommates, guests or a home office. In-suite laundry and underground parking further add to your comfort and convenience. Recent upgrades include fresh paint, new light fixtures and new washer, dryer, stove and fridge. The building’s amenities include a modern lobby, 3 elevators for speedy service, a rec room for additional entertaining and gathering space and a tranquil rooftop patio with stunning downtown views, lovely gardens and tons of room for lounging. Phenomenally located within walking distance to everything - Heritage LRT Station, Save-On-Foods, Co-op, Tim Hortons, great restaurants, bars, parks, green spaces and more. Neighbouring South Glenmore Park lets you easily connect with nature on the

serene pathways watching the sailboats cruise along. Truly an unbeatable location with both nature and urban settings giving you the best of both worlds!