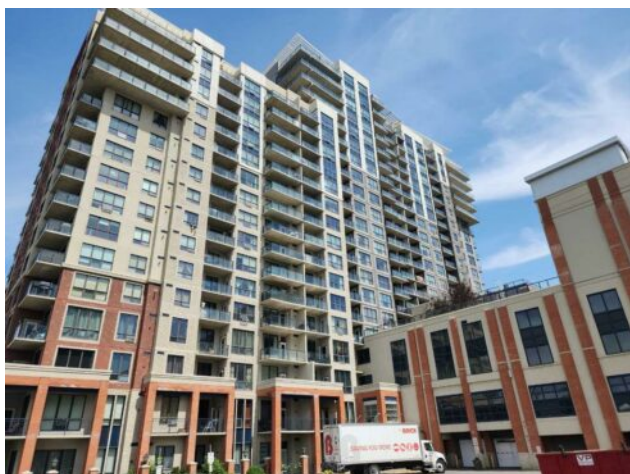


1513, 8710 Horton Road SW  
Calgary, Alberta

MLS # A2237132



\$309,900

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Haysboro                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 831 sq.ft.                         | Age:   | 2008 (17 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Parkade, Underground               |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                                     |            |              |
|-------------|-------------------------------------------------------------------------------------|------------|--------------|
| Heating:    | Boiler, See Remarks                                                                 | Water:     | -            |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                                   | Sewer:     | -            |
| Roof:       | -                                                                                   | Condo Fee: | \$ 492       |
| Basement:   | -                                                                                   | LLD:       | -            |
| Exterior:   | Concrete                                                                            | Zoning:    | C-C2 f4.0h80 |
| Foundation: | -                                                                                   | Utilities: | -            |
| Features:   | Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Tankless Hot Water |            |              |

Inclusions: N/A

Welcome to London Towers & Elevated Living in the Heart of the City! Step into this spacious, upgraded one-bedroom unit on the 15th floor, offering incredible city views and a bright, modern interior. This meticulously maintained home features a brand new boiler unit (installed at a cost of \$6,000), ensuring energy-efficient comfort year-round. Enjoy the beauty and durability of newly installed vinyl plank flooring throughout&mdash;no more carpet&mdash;and the freshness of new paint in modern neutral tones. The open-concept layout includes a generous living and dining area with large panoramic windows, flowing seamlessly into a functional kitchen with granite countertops and ample cabinetry. The oversized bedroom easily fits a king-sized bed and offers a large walk-through closet with access to the full bathroom. For added convenience, the unit boasts a brand new washer and dryer, in-suite laundry and ample storage. Relax on your private balcony, take in the 15th-floor views, and enjoy peace of mind knowing this unit has no community fees&mdash;a valuable bonus! The building offers underground parking, concierge service, security personnel and unbeatable access to shopping, groceries, and the Heritage LRT station just steps away. Ideal for professionals, investors, or anyone seeking low-maintenance urban living in a secure, pet-friendly concrete high-rise. Move-in ready and upgraded throughout&mdash;this one won&rsquo;t last!