ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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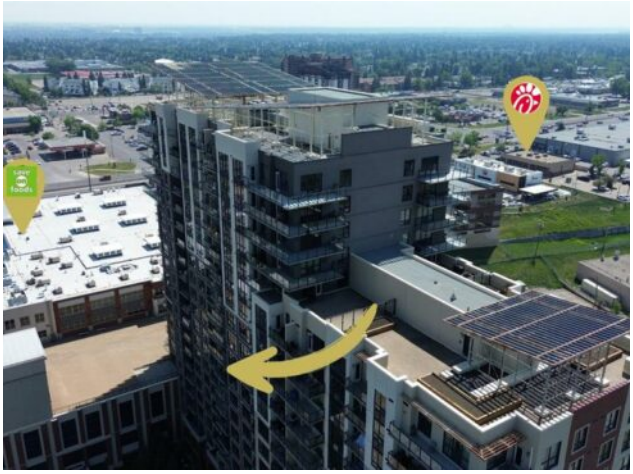
805, 8880 Horton Road SW
Calgary, Alberta

MLS # A2242657



$262,000

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	703 sq.ft.	**Age:**	2010 (15 yrs old)
Beds:	1	**Baths:**	1
Garage:	Parkade, Unassigned		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	**Water:**	-
Floors:	Carpet, Ceramic Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 407
Basement:	-	**LLD:**	-
Exterior:	Concrete	**Zoning:**	C-C2 f4.0h80
Foundation:	-	**Utilities:**	-
Features:	Breakfast Bar, Granite Counters, Tankless Hot Water		

Inclusions: N/A

Welcome to London at Heritage Station, an ideal location for young urban professionals. London offers excellent convenience with direct access through the parkade to Save-On-Foods, Starbucks, Pet-Value and more at the "Shops at Heritage" right next door. Heritage LRT Station is a 10-minute walk, providing quick and easy transit access. Calgary's excellent pathway system is easily accessible for outdoor enthusiasts; Glenmore Reservoir and Fish Creek Park are just a few of the numerous options for recreation. Major shopping centres, such as Deerfoot Meadows, Chinook, and South Centre Malls, as well as Walmart and Superstore, are only minutes away, along with various restaurants, pubs, and amenities. This large 700+ sqft one-bedroom + Den unit features a well-appointed kitchen and plenty of cabinet space. The Granite peninsula is perfect for casual dining or meal prep. The in-suite laundry room also offers a stacked washer & dryer, allowing for extra storage. A large living area makes entertaining a breeze, and if you need additional space, the rooftop terrace and sunroom are easily accessible in the 17th-floor unit. The balcony offers views over south Calgary and a gas line for easy barbecuing. The unit includes one unassigned parking stall in the heated parkade and access to bike storage on the main level. Dedicated concierge service, 24-hour security, and three high-speed elevators. It is ideal for first-time home buyers or investors seeking rental properties.

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