

117, 8710 Horton Road SW
Calgary, Alberta

MLS # A2294889



\$360,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Haysboro | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 971 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|----------------------------------------------------------------------------------------|-------------------|--------------|
| Heating: | Boiler, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 580 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | C-C2 f4.0h80 |
| Foundation: | - | Utilities: | - |
| Features: | Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Soaking Tub, Storage | | |

Inclusions: N/A

Step into elevated condo living with this beautifully refreshed main-floor residence at London at Heritage Station—offering a rare, house-like feel with the convenience of direct exterior access, so you can come and go without ever stepping through the main building. Perfectly positioned with a pedestrian walkway to Heritage Station LRT, this location delivers unmatched connectivity alongside nearby shopping, dining, and everyday amenities. With Sav-On Foods right on site and accessible through the parkade, everything you need is truly at your fingertips. Inside, the unit has been thoughtfully updated and meticulously maintained. Enjoy a fresh, modern look with newly painted walls and cabinetry, complemented by new appliances—including a french door fridge and sleek induction cooktop range that brings both style and performance to the kitchen. The open-concept layout is enhanced by soaring 10-foot ceilings, granite countertops, pendant lighting, and an oversized kitchen complete with an eat-up bar and an abundance of cabinetry. The spacious living area flows seamlessly to a large private patio—ideal for entertaining, relaxing, or accommodating your pets in this pet-friendly building. Both bedrooms are generously sized, with the primary retreat featuring a 4-piece ensuite complete with a soaker tub and granite finishes. A second full 4-piece bathroom and in-suite laundry add to the overall functionality of the space. This well-managed building offers 24-hour concierge service for added peace of mind, along with a heated underground parking stall and the option for additional parking through the condo. Whether you're a first-time buyer, downsizer, or investor, this turnkey unit delivers comfort, style, and unbeatable convenience in one of the city's most connected locations.