

**2001, 8710 Horton Road SW**  
**Calgary, Alberta**

**MLS # A2308919**



**\$249,000**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	718 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 437
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	C-C2 f4.0h80
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to London at Heritage Station - where modern comfort, unbeatable convenience, and vibrant urban living come together. This beautifully maintained End-Unit condo features 1 Bedroom + Den, 1 Bathroom, and stunning Downtown views. Thoughtfully updated with a bright, open-concept layout, this home offers both style and functionality. Enjoy the airy atmosphere created by 9-foot Ceilings and large South-facing windows that fill the space with natural light. The modern kitchen is designed for everyday living and entertaining, featuring granite countertops, espresso cabinetry, ample storage, and a large island with breakfast bar seating. The living area seamlessly extends to the private South-facing balcony with a gas hookup, perfect for summer BBQs and relaxing evenings outdoors. The spacious primary bedroom offers generous closet space and easy access to the well-appointed 4-piece bathroom complete with granite countertops and additional storage. In-suite laundry and a heated underground parking stall add everyday comfort and convenience. Residents of London at Heritage Station enjoy exceptional amenities including weekday concierge service, 24-hour security, secure package handling, three high-speed elevators, a rooftop patio, and an impressive 17th-floor sunroom terrace showcasing panoramic city and mountain views. One of the building's most desirable features is its direct indoor access to Save-On-Foods, Tim Hortons, restaurants, and the Shops at Heritage. Ideally located just steps from the Heritage LRT Station, commuting is effortless. Situated on Horton Road SW, you're minutes from schools, parks, playgrounds, shopping, restaurants, and walking paths - offering a truly connected and walkable lifestyle. Whether you're a first-time buyer, investor, or professional seeking stylish urban

living, this exceptional condo offers the perfect blend of comfort, convenience, and location. Don't miss your opportunity - book your private showing today!