

**619, 8710 Horton Road SW**  
**Calgary, Alberta**

**MLS # A2311041**



**\$364,900**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,037 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Garage Door Opener, Guest, Heated Garage, Insulated, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Ceiling, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 624
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	C-C2 f4.0h80
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Tankless Hot Water, Vinyl Windows		
<b>Inclusions:</b>	2 key holders in entrance, hooks in bathroom, 2 extra fans for bathroom		

Welcome to this beautifully upgraded 2-bedroom, 2-bathroom, 1 Indoor parking stall - corner unit in the sought-after London at Heritage Station. Located on the 6 floor on the northwest corner you will get the beauty of Alberta sunsets, mountain views and Calgary's downtown views. With 10-foot ceilings, full of windows this home offers a rare blend of space, light!! Fully upgraded this unit is move in ready with bright on-trend paint, stunning tile with a rich laminate floor. Other renos included, stunning painted white cabinets in the kitchen and bathroom, newer light fixtures through out the entire unit, newer paint for doors, baseboards and walls, newer Tankless hot water boiler, all new vinyl windows in 2025 &mdash; all in a concrete building with unbeatable access to amenities. This bright corner suite features windows facing north and west and unlike most has AC for our hot summer days!! The open-concept layout has all the spaces you desire; the kitchen has been thoughtfully updated including new black hardware for the cabinets to accent the black granite. Comfort and style continue throughout the home with custom blinds in the bedrooms, living and dining room. The front entry allows for a desk space if desired or a added space for your favorite shoe collections. The primary bedroom has room for a king sized bed if you want it, a large closet, with a lovely 4 pc ensuite. With the other bedroom on the opposite side of the unit its spacious giving everyone occupant privacy. The unit also includes a newer house sized stacked washer and dryer. Step outside onto your balcony, perfect for enjoying morning coffee or evening sunsets with open sky views and great airflow from the corner positioning on the NW side. One of the biggest highlights of living at London at Heritage Station is the direct indoor access to shopping and services &mdash; no need to step outside to

grab groceries, coffee, or daily essentials. Plus, you're just steps to the C-Train station, making downtown commutes and city access effortless. There is a rooftop garden and outdoor terrace on the 17th floor and a pet relief area ,so no need to walk for ages in winter. Modern upgrades, generous storage, premium parking, and unmatched convenience &mdash; this is condo living at its best. Pet dog, cat, or bird allowed with approval - The building has a dog run area on the north side of the building!