

**1019, 8710 Horton Road SW**  
**Calgary, Alberta**

**MLS # A2219066**



**\$430,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Haysboro  |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)  |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit   |               |                   |
| <b>Size:</b>     | 1,042 sq.ft.  | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Additional Parking, Assigned, Electric Gate, Front Drive, Heated Garage, Insu |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | -   |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Hot Water  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Hardwood   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 650 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Stone, Stucco  | <b>Zoning:</b>    | C-C2   |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Recreation Facilities, Vinyl Windows |                   |        |

**Inclusions:** N/A

**RARE TWO PARKING STALLS!** Unmatched convenience and upscale living await at "London at Heritage Station," a centrally located high-rise in the well-established community of Haysboro. This exceptional 2-bedroom, 2-bathroom corner unit offers the highly sought-after Westminster floorplan and features stunning, unobstructed views of both the city skyline and the Rocky Mountains. Enjoy the rare **BONUS** of TWO parking stalls. Inside, the unit has been thoughtfully upgraded with granite countertops, stainless steel appliances, and A/C rough-ins in both the primary bedroom and living room. The smart split-bedroom layout enhances privacy, making it perfect for shared living or guests. As a bright northwest-facing corner unit, natural light pours in while offering incredible views from every angle. Direct indoor access to Save-on Foods, restaurants, and more through the secured parkade adds daily ease, while the Heritage LRT Station just across the street offers unbeatable access to downtown, Chinook Centre, top-rated schools, and an array of amenities. A rare opportunity in a prime location—this home blends lifestyle, comfort, and convenience in one.