

**206, 8880 Horton Road SW**  
**Calgary, Alberta**

**MLS # A2226498**



**\$239,900**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	702 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Unassigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Ceiling, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 407
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	C-C2 f4.0h80
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan		
<b>Inclusions:</b>	None		

Welcome to London at Heritage Station, where location meets lifestyle! This 2nd-floor unit offers the perfect blend of comfort and convenience with 10-ft ceilings, FRESH PAINT, and AIR CONDITIONING. The smart layout welcomes you with a versatile den/home office right off the entry, flowing into an open-concept kitchen with GRANITE COUNTERTOPS and ample cabinetry. The living area opens onto a sunny SOUTH FACING BALCONY, perfect for soaking up natural light year-round. This one-bedroom, one-bath condo includes UNDERGROUND HEATED PARKING and unbeatable access to connected amenities, including Save On Foods right in the building. Your daily commute will be a breeze with just a short walk to Heritage LRT Station. Whether you're a first-time buyer, investor, or looking to downsize, this move-in ready unit offers incredible value. Book your private tour today!