

1115, 8710 Horton Road SW
Calgary, Alberta

MLS # A2210443



\$209,900

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	511 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 399
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	C-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: none

Welcome to London at Heritage Station—where convenience meets affordability in this well-designed studio apartment featuring breathtaking views. This bright and open-concept suite showcases floor-to-ceiling windows, filling the space with natural light and offering stunning views of downtown Calgary and the Heritage Walking Bridge. The contemporary kitchen is equipped with granite countertops, a tile backsplash, tile flooring, and black Maytag appliances, creating a modern and functional space. A spacious private patio, accessed through French doors, is perfect for relaxing or entertaining outdoors. The cleverly separated sleeping area accommodates a queen-sized bed and includes upgraded flooring for added comfort. The stylish 4-piece bathroom features elegant finishes and a deep soaker tub. Additional highlights include in-suite laundry with extra storage. Residents of London at Heritage Station enjoy premium amenities such as a rooftop terrace and a social lounge/library on the 17th floor with panoramic city views. The building also offers an indoor walkway to Save-On-Foods and Tim Hortons, heated underground parking, and ample visitor parking. Ideally located just steps from the Heritage LRT Station and close to shopping, dining, and entertainment, this unit is perfect for first-time buyers or investors seeking exceptional value in a prime location. Don't miss your chance—schedule your private showing today!