# \$339,900 - 418, 8710 Horton Road Sw, Calgary

MLS® #A2215952

### \$339,900

2 Bedroom, 2.00 Bathroom, 942 sqft Residential on 0.00 Acres

Haysboro, Calgary, Alberta

Experience elevated urban living at London at Heritage Station, a well-established and highly desirable condominium in the heart of Haysboro. This spacious 2 Bedroom, 2 Bathroom home combines thoughtful upgrades, generous space, and an unbeatable location.

With 10-foot ceilings throughout, the entire unit feels open, bright, and welcoming. The Spacious Living and Dining Area flows seamlessly into a Kitchen finished with granite countertops and a breakfast bar. A Sunny South-Facing Balcony extends from the Living Room, bringing in natural light and outdoor access.

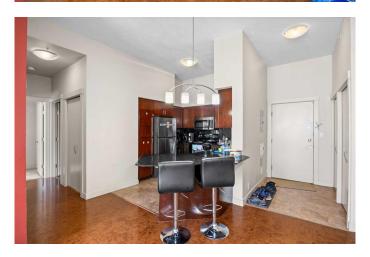
The Primary Bedroom includes its own private ensuite, while the well-sized second Bedroom is accompanied by with 4-piece Bath. Both bathrooms feature granite counters, and the home also includes in-suite Laundry for added convenience.

Enjoy peace of mind with recent upgrades, including a newer hot water tank (2024), 2-in-1 washer (2024), microwave hood fan (2024), and fridge (2023).

The Building's Exclusive Amenities include Underground Parking, a Rooftop Patio, Bike Storage, a Social Room, and ample Visitor Parking. It also offers a safe indoor walkway connecting directly to Save-On-Foods and Tim







#### Hortons.

With the Heritage LRT Station just steps away, getting around the city is a breeze. You're also close to parks, schools, restaurants, cafes, CO-OP, banking services, and major shopping destinations, with downtown Calgary only 15 minutes away.

Whether you're a First-Time Buyer, Downsizer, or Investor, this unit offers exceptional value in a prime location. Don't Miss Out!

#### Built in 2008

#### **Essential Information**

MLS® # A2215952 Price \$339,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 942
Acres 0.00
Year Built 2008

Type Residential

Sub-Type Apartment
Style Single Level Unit

Status Active

# **Community Information**

Address 418, 8710 Horton Road Sw

Subdivision Haysboro
City Calgary
County Calgary
Province Alberta
Postal Code T2V 0P7

#### **Amenities**

Amenities Elevator(s), Secured Parking, Visitor Parking, Bicycle Storage

Parking Spaces 1

Parking Stall, Underground, Unassigned

#### Interior

Interior Features Granite Counters, High Ceilings, Open Floorplan

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Hot Water

Cooling None

# of Stories 21

#### **Exterior**

Exterior Features BBQ gas line Construction Brick, Concrete

#### **Additional Information**

Date Listed April 30th, 2025

Days on Market 36

Zoning C-C2

## **Listing Details**

Listing Office Jessica Chan Real Estate & Management Inc.

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