



GRASSROOTS
REALTY GROUP

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617, 8710 Horton Road SW
Calgary, Alberta

MLS # A2321553



\$319,900

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	972 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Unassigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 581
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	C-C2 f4.0h80
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Stone Counters		

Inclusions: N/A

Discover the perfect blend of lifestyle and convenience at London at Heritage Station! Whether you are looking for a place to call home or a high-performing investment property for your portfolio, this stylish 2-bedroom, 2-bathroom unit delivers. You have seamless access to shopping, dining, and banking right at the attached mall. For commuters and renters, the location is unbeatable—the Heritage LRT is a short stroll across the pedestrian bridge, placing you one stop from Chinook Centre, and you are just a quick drive from Costco, Deerfoot Meadows, the Legion, and much more! As soon as you set foot inside, you are met with rich laminate flooring, high ceilings, and an airy, open-concept layout. Huge windows flood the space with natural light and frame impressive downtown views that you can also enjoy from your private balcony. The modern kitchen features granite countertops, an elegant tile backsplash, and a convenient overhang for seating. The spacious primary bedroom includes a 4-piece ensuite, while the flexible second bedroom is ideal for a home office, guest space, or roommate—making it highly attractive for the rental market. Enjoy premium building amenities including in-suite laundry, secure heated underground parking, concierge/security services, a sunroom, a rooftop terrace and garden, and the innovative "Parcel Pending" smart locker system for effortless deliveries. There is incredible value here for both homeowners and investors alike. Schedule a showing today!