



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1106, 8710 HORTON Road SW
Calgary, Alberta

MLS # A2323010



\$245,000

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	704 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 437
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-C2 f4.0h80
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Storage		

Inclusions: NO

Step into the prestigious London at Heritage Station, a distinguished condo development in the vibrant heart of Haysboro. This one bedroom with den unit is among the more extensive floor plans available. Well built concrete building located steps away from C-Train Station! Panoramic 11th floor south facing unit with views of Mountain & City. Plenty of natural light with sunny south facing floor to ceiling windows. Fantastic wide open floor plan/layout perfect for entertaining. This spacious floor plan allows plenty of functional living space, 9 Foot ceilings, large bedroom and spacious bathroom, open kitchen with granite counter-tops, black appliances and tile flooring. The building's exclusive amenities include secure underground parking, concierge services, a Rooftop Patio, a Bike storage room, a social room, ample visitor parking, and a safe indoor walkway connecting directly to Save-On-Foods and Tim Hortons. Location is key—Heritage LRT Station is mere steps away, and schools, parks, coffee shops, and restaurants are within walking distance. Nearby shopping and entertainment venues are easily accessible, and downtown Calgary is just a swift 15-minute drive. Don't let this opportunity pass you by. Book your private showing today and step into a lifestyle of elegance and convenience!