



GRASSROOTS
REALTY GROUP

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1302, 8710 Horton Road SW
Calgary, Alberta

MLS # A2324426



\$227,900

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	706 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Boiler, Hot Water

Floors: Ceramic Tile, Vinyl Plank

Roof: -

Basement: -

Exterior: Brick, Concrete, Stone, Stucco

Foundation: -

Features: Elevator, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 437

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: N/A

Welcome to London Condos located across Heritage Station! Rarely do you find a building that connects you so seamlessly to great amenities and transit! This well located 13th floor 1 bedroom, 1 bathroom condo offers the perfect balance of comfort, convenience, and modern living. The bright and spacious living room features an open concept design with balcony access, allowing you to enjoy fresh air and beautiful views while taking in your morning coffee. The 9 foot ceilings enhance the sense of space throughout the home, while the modern kitchen features granite countertops, a large island with seating, and plenty of room for everyday living and entertaining. The 4 piece bathroom continues the stylish design with matching granite countertops and quality finishes. This well built concrete building offers exceptional amenities including secure underground parking, concierge services, rooftop patio, social room, bike storage, visitor parking, pet area, and Parcel Pending lockers. Enjoy the convenience of an indoor walkway to Save On Foods and Tim Hortons. Ideally located steps from Heritage LRT Station, with easy access to downtown, Rockyview General Hospital, Heritage Park, shopping, restaurants, and parks. The perfect blend of comfort, convenience, and lifestyle in Haysboro!