



117, 8710 Horton Road SW
Calgary, Alberta

MLS # A2325997



\$350,000

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	971 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, See Remarks, Stall, Unassigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 580
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-C2 f4.0h80
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Soaking Tub, Storage		

Inclusions: N/A

Step into elevated condo living with this beautifully refreshed main-floor residence at London at Heritage Station—offering a rare, house-like feel with the convenience of direct exterior access, so you can come and go without ever stepping through the main building. Perfectly positioned with a pedestrian walkway to Heritage Station LRT, this location delivers unmatched connectivity alongside nearby shopping, dining, and everyday amenities. With Save-On Foods right on site and accessible through the parkade, everything you need is truly at your fingertips. Inside, the unit has been thoughtfully updated and meticulously maintained. Enjoy a fresh, modern look with newly painted walls and cabinetry, complemented by new appliances—including a french door fridge and sleek induction cooktop range that brings both style and performance to the kitchen. The open-concept layout is enhanced by soaring 10-foot ceilings, granite countertops, pendant lighting, and an oversized kitchen complete with an eat-up bar and an abundance of cabinetry. The spacious living area flows seamlessly to a large private patio—ideal for entertaining, relaxing, or accommodating your pets in this pet-friendly building. Both bedrooms are generously sized, with the primary retreat featuring a 4-piece ensuite complete with a soaker tub and granite finishes. A second full 4-piece bathroom and in-suite laundry add to the overall functionality of the space. This well-managed building offers 24-hour concierge service for added peace of mind, along with a heated underground parking stall and the option for additional parking through the condo. Whether you're a first-time buyer, downsizer, or investor, this turnkey unit delivers comfort, style, and unbeatable convenience in one of the city's most connected locations.