

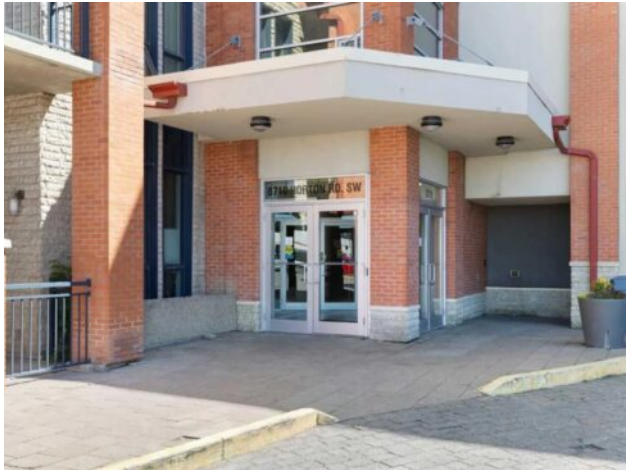


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1811, 8710 Horton Road SW
Calgary, Alberta

MLS # A2337349



\$439,900

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,240 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Secured, Stall, Unassigned		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 623
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	C-C2 f4.0h80
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Enjoy a 18th Floor private wrap-around balcony with panoramic north and west views of the mountains, Glenmore Reservoir, and downtown Calgary, along with spectacular sunsets and a BBQ gas line for outdoor dining. Located in the prestigious London at Heritage Station, this spacious unit offers one of the largest floor plans in the building. High 9-foot ceilings, hardwood flooring, and ceramic tile throughout create an open and inviting atmosphere. The kitchen features granite countertops, a full-height backsplash, and stainless steel appliances. The dining area connects naturally to the living room, where you can relax and take in the scenery. The master suite includes a walk-through closet and a 4-piece ensuite with a tiled surround and a deep soaker tub. The second bedroom also offers good views and generous closet space, with an additional 4-piece bathroom completing the layout. One indoor parking stall is included, along with access to a bike storage room and optional storage lockers. The location is highly convenient, just a short walk to the C-Train station, with grocery stores, gyms, shops, and a variety of restaurants nearby. The building offers 24-hour security and a daytime concierge, and is pet-friendly for those with animals. This unit stands out with its upgraded finishes and strong amenities. A showing is recommended to fully appreciate what it has to offer.