

607, 8880 Horton Road SW
Calgary, Alberta

MLS # A2226267



\$359,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Haysboro | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 976 sq.ft. | Age: | 2010 (15 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Assigned, Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: High Efficiency, Hot Water, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile

Sewer: -

Roof: Tar/Gravel

Condo Fee: \$ 537

Basement: -

LLD: -

Exterior: Brick, Concrete, Stone

Zoning: C-C2 f4.0h80

Foundation: -

Utilities: -

Features: Breakfast Bar, Open Floorplan, See Remarks, Tankless Hot Water, Vinyl Windows

Inclusions: N/A

Looking for a turn-key investment or your first home in a well-connected location? Welcome to Unit 607 – 8880 Horton Rd SW, a spacious 2-bedroom, 2-bathroom Dover model in the sought-after London at Heritage Station high-rise. With over 975 sqft of smartly designed living space, this move-in ready and vacant unit is ideal for first-time buyers and savvy investors alike. Step into a bright, open-concept layout featuring large windows in every room, bathing the space in natural light. The functional kitchen is equipped with granite countertops, dark maple cabinets, a full-height tile backsplash, and a convenient eating bar – perfect for hosting or casual meals. The private balcony comes with a gas line hookup, ready for summer BBQs and quiet evenings outdoors. The primary bedroom includes a 4-piece ensuite, while the second bedroom offers great flexibility for guests, roommates, or a home office. Additional highlights include in-suite laundry with a stacked washer/dryer, secure underground parking, 24/7 security, and concierge service. Residents enjoy exclusive access to the rooftop sunroom and outdoor garden patio on the 17th floor – an urban oasis with sweeping views. What sets this location apart? Direct heated parkade access to Save-On-Foods, plus steps to Tim Hortons, boutique shops, restaurants, and transit. These concrete high-rise condos are among the best values in Calgary, with excellent rental potential and unmatched everyday convenience. Don’t miss this opportunity – quick possession available!