

**1505, 8880 Horton Road SW**  
**Calgary, Alberta**

**MLS # A2253221**



**\$269,000**

|                  |                                      |               |                   |
|------------------|--------------------------------------|---------------|-------------------|
| <b>Division:</b> | Haysboro                             |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)   |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit          |               |                   |
| <b>Size:</b>     | 692 sq.ft.                           | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 1                                    | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parkade, Permit Required, Unassigned |               |                   |
| <b>Lot Size:</b> | -                                    |               |                   |
| <b>Lot Feat:</b> | -                                    |               |                   |

|                    |                                                                                      |                   |        |
|--------------------|--------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile                                                                 | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                    | <b>Condo Fee:</b> | \$ 414 |
| <b>Basement:</b>   | -                                                                                    | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Stone, Stucco                                                       | <b>Zoning:</b>    | c-c2   |
| <b>Foundation:</b> | -                                                                                    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters |                   |        |

**Inclusions:** n/a

Welcome to this 1 bed 1 bath condo in the London at Heritage Station. This building has security and concierge services. The LRT station is steps away for the ultimate commuting convenience. This condo has an open floor plan with high ceilings with ample natural lighting. This thoughtfully designed unit features a spacious primary bedroom, a sleek 4-piece bathroom, and a bright open-concept living area. The den offers the perfect flex space—ideal for a home office, guest room, or cozy reading nook. Whether you're working from home or hosting friends, this layout offers flexibility and style.