

**1308, 8710 Horton Road SW  
 Calgary, Alberta**
**MLS # A2260207**

**\$379,900**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	979 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 582
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone, Stucco	<b>Zoning:</b>	C-C2 f4.0h80
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home		
<b>Inclusions:</b>	N/A		

Fabulous 13th floor, 2-bedroom, 2-bath condo in London Tower with unobstructed south-facing mountain and city views! This bright, open home features 9-ft ceilings, floor-to-ceiling windows, fresh paint, new vinyl flooring, granite counters with an eat-up bar, in-suite laundry, and a private balcony with a gas BBQ line. Enjoy heated underground parking, 24-hour security, and the unbeatable convenience of direct underground access to Save-On-Foods, shops, and restaurants, plus a pedestrian bridge connecting you to the Heritage LRT for a quick downtown commute. Just steps from Glenmore Reservoir and parks, this pet-friendly building offers the perfect blend of lifestyle, location, and investment potential.