

**2007, 8710 Horton Road SW**  
**Calgary, Alberta**

**MLS # A2265863**



**\$350,000**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	966 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, 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, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 582
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	C-C2 f4.0h80
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		

**Inclusions:** None

Welcome to 2007-8710 Horton Road SW, an impeccably maintained 2-bedroom, 2-bathroom condo offering 966 sq. ft. of bright, open-concept living in the heart of South Calgary. This spacious home combines modern design, incredible convenience, and unbeatable value. Step inside to a sun-filled living and dining area measuring over 26 feet long &mdash; perfect for entertaining or relaxing in comfort. The sleek kitchen features generous cabinetry, stainless steel appliances, and a functional layout ideal for everyday living. The primary bedroom retreat offers 176 sq. ft. of space, a walk-in closet, and a private 4-piece ensuite, while the second bedroom (121 sq. ft.) is equally well-proportioned, perfect for guests, a home office, or a roommate setup. A second 4-piece bathroom, in-suite laundry, and a private balcony complete the home. Located in the desirable London at Heritage Station complex, residents enjoy 24-hour security, underground parking, on-site management, and direct access to the Heritage LRT station, making commutes effortless. Shops, restaurants, and amenities are just steps away, offering an unbeatable walkable lifestyle. Whether you're a first-time buyer, downsizer, or investor, this property delivers exceptional comfort and long-term value.