## 587-899-3773

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## 2007, 8710 Horton Road SW Calgary, Alberta

MLS # A2265863



\$369,500

Division: Haysboro Type: Residential/High Rise (5+ stories) Style: Apartment-Single Level Unit Size: 966 sq.ft. Age: 2008 (17 yrs old) **Beds:** Baths: Garage: Parkade, Underground Lot Size: Lot Feat:

**Heating:** Water: Hot Water, Natural Gas Floors: Sewer: Carpet, Ceramic Tile, Hardwood Roof: Condo Fee: \$ 582 Tar/Gravel **Basement:** LLD: Exterior: Zoning: Brick, Concrete, Stucco C-C2 f4.0h80 Foundation: **Utilities:** 

Features: 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 — 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.