

**117, 8710 Horton Road SW**  
**Calgary, Alberta**

**MLS # A2294889**



**\$365,000**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	971 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 580
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	C-C2 f4.0h80
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Soaking Tub, Storage		

**Inclusions:** N/A

Step into elevated condo living with this beautifully refreshed main-floor residence at London at Heritage Station—offering a rare, house-like feel with the convenience of direct exterior access, so you can come and go without ever stepping through the main building. Perfectly positioned with a pedestrian walkway to Heritage Station LRT, this location delivers unmatched connectivity alongside nearby shopping, dining, and everyday amenities. With Sav-On Foods right on site and accessible through the parkade, everything you need is truly at your fingertips. Inside, the unit has been thoughtfully updated and meticulously maintained. Enjoy a fresh, modern look with newly painted walls and cabinetry, complemented by new appliances—including a french door fridge and sleek induction cooktop range that brings both style and performance to the kitchen. The open-concept layout is enhanced by soaring 10-foot ceilings, granite countertops, pendant lighting, and an oversized kitchen complete with an eat-up bar and an abundance of cabinetry. The spacious living area flows seamlessly to a large private patio—ideal for entertaining, relaxing, or accommodating your pets in this pet-friendly building. Both bedrooms are generously sized, with the primary retreat featuring a 4-piece ensuite complete with a soaker tub and granite finishes. A second full 4-piece bathroom and in-suite laundry add to the overall functionality of the space. This well-managed building offers 24-hour concierge service for added peace of mind, along with a heated underground parking stall and the option for additional parking through the condo. Whether you're a first-time buyer, downsizer, or investor, this turnkey unit delivers comfort, style, and unbeatable convenience in one of the city's most connected locations.