

1502, 8710 Horton Road SW
Calgary, Alberta

MLS # A2309212



\$244,900

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	711 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Permit Required, Unassigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Concrete, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 437
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	C-C2 f4.0h80
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters		

Inclusions: Curtains

Welcome to The London at Heritage Station — a stylish high-rise apartment offering breathtaking mountain views, unbeatable access to transit, and exceptional everyday convenience. Connected by direct underground pathways to nearby shops and amenities, commuting — especially during Calgary’s winter months — is comfortable and effortless. Located on the 15th floor, this bright and thoughtfully designed unit makes outstanding use of every square foot. Step onto your private balcony and enjoy spectacular panoramic mountain views in a safe and secure setting. The building also features underground parking and secure indoor bike storage for added peace of mind. Inside, the surprisingly spacious kitchen is designed for both functionality and style, featuring U-shaped granite countertops, abundant cabinet and drawer storage, full-size appliances, and convenient bar seating for casual dining or entertaining. The open-concept living area is bright, inviting, and generously sized, with large windows and direct balcony access filling the space with natural light. Its elongated layout offers excellent flexibility for furniture arrangement and comfortable living. Included curtains allow for additional privacy whenever desired. A small hallway adds separation and privacy between the main living space and the rest of the home, leading to a well-appointed 4-piece bathroom and a relaxing bedroom retreat complete with more stunning mountain views and ample closet space. Additional highlights include in-suite laundry and a smart open layout that enhances the home’s spacious feel. Residents of The London enjoy excellent building amenities, including a rooftop patio and sunroom that showcase the incredible views even further. The building also offers security features and a staffed front desk, creating a welcoming atmosphere with

added peace of mind and responsive assistance when needed. And best of all — you're just steps from Heritage CTrain Station, with convenient underground access to nearby shopping, services, and everyday essentials. Designed with convenience in mind, this location truly puts everything you need only minutes away.