

1614, 8880 Horton Road SW
Calgary, Alberta

MLS # A2313603



\$269,900

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	818 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Common, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water, Natural Gas	Water:	Public
Floors:	Ceramic Tile	Sewer:	Public Sewer
Roof:	-	Condo Fee:	\$ 487
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-C2 f4.0h80
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Experience high-rise sophistication in this modern one-bedroom plus den condominium located in the transit-oriented London at Heritage Station complex. This suite is one of the largest one bedroom plus den units in the building. Designed for seamless urban living, the open-concept layout integrates a sleek kitchen with granite countertops, a functional breakfast bar, and a bright living area that extends directly to a private balcony showcasing panoramic mountain views. The versatile, enclosed den serves as the perfect dedicated home office or creative studio for remote professionals. You will be impressed with the fresh paint, the high-quality flooring, the rich espresso cabinetry with modern, nickel hardware. Lifestyle conveniences elevate daily routines, featuring a direct indoor connection to Save-On-Foods, a rooftop patio, and immediate proximity to local coffee shops and fitness hubs. Commuting is effortless with a pedestrian bridge linking directly to the Heritage LRT station, providing a direct ten-minute transit link to downtown Calgary, alongside swift vehicular access to Macleod Trail and any destination via major corridors like Glenmore and Deerfoot Trail. Absolute convenience meets style in a concrete-and-steel building ideal for young professionals or couples aiming to establish roots in a connected southwest community.