

1220, 8880 Horton Road SW
Calgary, Alberta

MLS # A2343164



\$369,000

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,030 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Unassigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas, Radiant	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 598
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	C-C2 f4.0h80
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Elevator, Granite Counters, No Smoking Home, Open Floorplan, Tankless Hot Water		
Inclusions:	N/A		

Wake up to the Rockies and end the day with the sunset from every window of this southwest-facing corner unit on the 12th floor at London at Heritage Station. With windows along both the west and south sides, the home is filled with natural light from morning to evening, creating a bright, open and spacious feel throughout. The 1,030 sq. ft. floor plan is one of the most desirable in the building, with a square layout, very little wasted space, and two bedrooms positioned on opposite sides of the living area for added privacy, with a full bathroom conveniently located on each side of the home. The kitchen, dining and living areas flow naturally together under 9-foot ceilings, with granite counters, a breakfast bar, in-suite laundry and storage, and a private balcony with a gas line for the BBQ. Recent updates include luxury vinyl plank flooring, new stainless steel fridge, stove, dishwasher and microwave, new lighting, and windows recently replaced by the condo corp. Concrete construction, radiant heat and on-demand hot water add to the comfort of the home. Building amenities include concierge and on-site security, heated underground parking, bike storage, Parcel Pending lockers, a dog run and pet relief area, a 17th-floor rooftop terrace and garden, and direct indoor access to Save-On-Foods, with restaurants, shops and everyday services footsteps away within the complex. Heritage LRT is a short walk across the pedestrian bridge, Macleod Trail provides quick access throughout the city, and Chinook Centre is only minutes away.