



**GRASSROOTS**  
REALTY GROUP

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**1416, 8710 Horton Road SW  
Calgary, Alberta**

**MLS # A2216451**



**\$224,888**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	491 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Unassigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 313
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone, Stucco	<b>Zoning:</b>	C-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Laminate Counters, Open Floorplan, Soaking Tub		
<b>Inclusions:</b>	N/A		

Experience modern living in this beautifully updated 1-bedroom apartment located in the highly desirable Haysboro neighbourhood - just minutes from downtown, top-rated schools, charming shops, LRT, and popular dining spots. This bright and airy south-facing unit is filled with natural light and offers breathtaking mountain views from the living space. Recent updates include brand-new luxury vinyl plank (LVP) flooring, fresh interior paint, modern white cabinetry, backsplash and newly installed light fixtures that enhance the home's clean, contemporary aesthetic. The open layout creates a spacious and inviting atmosphere, ideal for both relaxing and entertaining. Additional highlights include secure, heated underground parking, providing convenience and peace of mind year-round and gas line hookup for your BBQ, perfect for seamless outdoor cooking and entertaining. Residents of London at Heritage Station enjoy premium amenities such as a rooftop terrace and a social lounge on the 17th floor with panoramic city views. The building also offers an indoor walkway to Save-On-Foods and Tim Hortons. Whether you are a first-time buyer, downsizing, or investing, this apartment offers the perfect combination of comfort, style, and location. Don't miss this rare opportunity in Haysboro - schedule your private showing today and fall in love with the view!