



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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

MLS # A2216451



\$219,900

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

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

Inclusions: N/A

THE BEST PRICE FOR A FULLY RENOVATED APARTMENT - READY TO MOVE IN! 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!