



GRASSROOTS
REALTY GROUP

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

**1514, 8710 Horton Road SW
Calgary, Alberta**

MLS # A2217020



\$295,000

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	821 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Unassigned		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Radiant	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 492
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	C-C2
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters		

Inclusions: NONE

Welcome to London at Heritage Station Dominion Tower building. This charming, 15th-floor, 1 bedroom + den unit features a comfortable open floor plan, gleaming laminate flooring, in-suite laundry, and southern exposure easily enjoyed from your private balcony with a BBQ gas line. The unit has 9ft ceilings, large windows, a functional kitchen with granite counter tops & breakfast bar, and a spacious living room. The primary bedroom is a relaxing retreat with a large south-facing window and a walk-through closet with private access to the 4pc bathroom. A spacious den will make the perfect home office or flex space. You will also find a spacious storage area and in-suite laundry. This fantastic pet-friendly building offers 24-hour security, an heated parkade with unassigned parking stall, bike storage, a rooftop garden and a social room, making condo living safe and comfortably. Prime location with easy access to the Heritage Station taking you straight to the platform via the pedestrian bridge just minutes away. Minutes to the Shoppes at Heritage which includes Save-On-Foods and is directly accessible via the parkade. Only a few minutes' drive to Walmart, Superstore, Safeway, Costco, Ikea, T&T Supermarket and more.