



GRASSROOTS
REALTY GROUP

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1306, 8710 Horton Road SW
Calgary, Alberta

MLS # A2219038



\$284,000

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	704 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Unassigned		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 427
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: n/a

Welcome to this bright and stylish 1-bedroom + den unit in the popular London at Heritage complex — the perfect blend of comfort, convenience, and urban living! This well-designed condo features a functional kitchen with granite countertops, new laminate flooring, and massive west-facing windows that flood the space with natural light. Stay cool in the summer with a built-in A/C wall unit, and enjoy the flexibility of a den—ideal for a home office, guest space, or extra storage. You’ll love the unbeatable location: just steps to the Heritage C-Train Station, shopping, trendy restaurants, and major roadways for easy commuting. Whether you’re a first-time buyer, downsizer, or investor, this is a fantastic opportunity to own in one of Calgary’s most connected communities. Book your showing today!