



**GRASSROOTS**  
REALTY GROUP

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607, 8880 Horton Road SW  
Calgary, Alberta

MLS # A2226267



**\$359,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Haysboro                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 976 sq.ft.                         | Age:   | 2010 (15 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Assigned, Parkade, Underground     |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

**Heating:** High Efficiency, Hot Water, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile

**Sewer:** -

**Roof:** Tar/Gravel

**Condo Fee:** \$ 537

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete, Stone

**Zoning:** C-C2 f4.0h80

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, Open Floorplan, See Remarks, Tankless Hot Water, Vinyl Windows

**Inclusions:** N/A

Looking for a turn-key investment or your first home in a well-connected location? Welcome to Unit 607 &ndash; 8880 Horton Rd SW, a spacious 2-bedroom, 2-bathroom Dover model in the sought-after London at Heritage Station high-rise. With over 975 sqft of smartly designed living space, this move-in ready and vacant unit is ideal for first-time buyers and savvy investors alike. Step into a bright, open-concept layout featuring large windows in every room, bathing the space in natural light. The functional kitchen is equipped with granite countertops, dark maple cabinets, a full-height tile backsplash, and a convenient eating bar &mdash; perfect for hosting or casual meals. The private balcony comes with a gas line hookup, ready for summer BBQs and quiet evenings outdoors. The primary bedroom includes a 4-piece ensuite, while the second bedroom offers great flexibility for guests, roommates, or a home office. Additional highlights include in-suite laundry with a stacked washer/dryer, secure underground parking, 24/7 security, and concierge service. Residents enjoy exclusive access to the rooftop sunroom and outdoor garden patio on the 17th floor &mdash; an urban oasis with sweeping views. What sets this location apart? Direct heated parkade access to Save-On-Foods, plus steps to Tim Hortons, boutique shops, restaurants, and transit. These concrete high-rise condos are among the best values in Calgary, with excellent rental potential and unmatched everyday convenience. Don&rsquo;t miss this opportunity &mdash; quick possession available!