



GRASSROOTS
REALTY GROUP

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1614, 8710 Horton Road SW
Calgary, Alberta

MLS # A2233817



\$310,000

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	820 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Vinyl
Roof:	-
Basement:	-
Exterior:	Brick
Foundation:	-
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 492
LLD:	-
Zoning:	C-C2 f4.0h80
Utilities:	-

Inclusions: Electric fireplace

Modern, Renovated 1-Bed + Den with Mountain Views at London at Heritage Station Welcome to Unit 1614 in the desirable London at Heritage Station – a beautifully renovated 1-bedroom plus large den/flex room, 1-bath condo offering breathtaking south-facing views of the mountains from the 16th floor. This bright, modern unit showcases pride of ownership with thoughtful upgrades throughout: luxury vinyl plank flooring, custom painted cabinetry, a sleek quartz waterfall kitchen island with a matching bathroom counter, and a stylish subway tile backsplash. The stainless steel appliances, wall-mounted electric fireplace, and included TV add functionality and comfort, while the feature wallpaper in the living room adds a sophisticated designer touch. The open-concept layout with 9-foot ceilings creates an airy, welcoming space ideal for both everyday living and entertaining. The generous den/flex room is perfect for a home office, a formal dining area, or can easily accommodate a Murphy bed for overnight guests. Step outside onto your private balcony, complete with a gas BBQ hookup, and enjoy uninterrupted southern exposure and beautiful mountain views. The primary bedroom includes a walk-through closet that leads to the 4-piece bathroom via a convenient pocket door, offering a private ensuite feel. For added flexibility and guest access, the bathroom can also be entered directly from the hallway. In-suite laundry adds everyday convenience, and thoughtful storage solutions help keep your space clutter-free. This well-managed, energy-efficient building offers an array of features designed for a modern lifestyle, including heated indoor parking, bike storage, a concierge service from Monday to Friday, three high-speed elevators, and 24-hour security. You’ll also love the 17th-floor sunroom terrace, where you can relax and take in

panoramic city and mountain views. The unit also includes a secure, heated parking stall and from the fourth floor, there's heated indoor access to The Shops at Heritage, home to Save-On-Foods, Tim Horton's and other essential services. The Heritage LRT Station is just across the street, providing fast and easy transit and the building has 24/7 security offering peace of mind. Currently tenant-occupied, this unit also presents an excellent opportunity for investors, as the current tenant has expressed interest in continuing to rent the suite. Whether you're a savvy investor, or someone looking to live in a vibrant, walkable community with unmatched transit access, this updated condo delivers outstanding value, comfort, and convenience in one stylish package.