



**GRASSROOTS**  
REALTY GROUP

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1104, 8880 Horton Road SW  
Calgary, Alberta

MLS # A2236589



**\$265,000**

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	716 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 414
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-C2 f4.0h80
Foundation:	-	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Welcome to London at Heritage Station, where location meets lifestyle! This bright and spacious 11th floor unit offers the perfect blend of comfort and convenience, featuring soaring 10' ceilings, new vinyl flooring, air conditioning. The functional layout includes a den/home office right off the entry, ideal for remote work or extra storage. The open concept kitchen is equipped with granite countertops and flows seamlessly into the living room, which leads to a sunny, south facing balcony perfect for relaxing or entertaining. This unit includes one bedroom, one full bathroom, and an underground heated parking stall, enjoy unbeatable access to amenities with Save-On-Foods right in the building and just a short walk to the Heritage LRT Station for easy commuting. Don't miss this fantastic opportunity!