



GRASSROOTS
REALTY GROUP

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418, 8710 Horton Road SW
Calgary, Alberta

MLS # A2256338



\$319,900

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	942 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Unassigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 568
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-C2 f4.0h80
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Open Floorplan		

Inclusions: N/A

Experience elevated urban living at London at Heritage Station, a well-established and highly desirable condominium in the heart of Haysboro. This spacious 2 Bedroom, 2 Bathroom home combines thoughtful upgrades, generous space, and an unbeatable location. With 10-foot ceilings throughout, the entire unit feels open, bright, and welcoming. The Spacious Living and Dining Area flows seamlessly into a Kitchen finished with granite countertops and a breakfast bar. A Sunny South-Facing Balcony extends from the Living Room, bringing in natural light and outdoor access. The Primary Bedroom includes its own private ensuite, while the well-sized second Bedroom is accompanied by with 4-piece Bath. Both bathrooms feature granite counters, and the home also includes in-suite Laundry for added convenience. Enjoy peace of mind with recent upgrades, including a newer hot water tank (2024), 2-in-1 washer (2024), microwave hood fan (2024), and fridge (2023). The Building's Exclusive Amenities include Underground Parking, a Rooftop Patio, Bike Storage, a Social Room, and ample Visitor Parking. It also offers a safe indoor walkway connecting directly to Save-On-Foods and Tim Hortons. With the Heritage LRT Station just steps away, getting around the city is a breeze. You're also close to parks, schools, restaurants, cafes, CO-OP, banking services, and major shopping destinations, with downtown Calgary only 15 minutes away. Whether you're a First-Time Buyer, Downsizer, or Investor, this unit offers exceptional value in a prime location. Don't Miss Out!