



GRASSROOTS
REALTY GROUP

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1112, 8880 Horton Road SW
Calgary, Alberta

MLS # A2264071



\$295,000

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	764 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 438
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	C-C2
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Attention Investors and First-Time Home Buyers! Welcome to this bright and spacious 11th-floor condo in the sought-after London at Heritage Station! This popular Yorkshire floor plan offers one bedroom with a walk-through closet to a four-piece bath, plus a versatile den/office and an open-concept kitchen and living area with soaring 9-foot ceilings. The owner recently upgraded the flooring—replacing carpet with stylish, durable laminate two years ago—adding a modern touch to the home. The kitchen features granite countertops, plenty of cabinet space, and a convenient breakfast bar overlooking the living area, perfect for entertaining. Enjoy your private balcony with unobstructed southwest mountain views and stunning afternoon sunsets. The building’s unbeatable location offers a 5-minute walk to Heritage LRT Station and only 2 minutes to Save-On-Foods, Tim Hortons, and more. Whether you’re looking for a smart investment or a place to call home, this unit offers the perfect combination of modern comfort, convenience, and style. Don’t miss out—book your showing today!