



GRASSROOTS
REALTY GROUP

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2007, 8710 Horton Road SW
Calgary, Alberta

MLS # A2265863



\$350,000

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	966 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 582
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	C-C2 f4.0h80
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: None

Welcome to 2007-8710 Horton Road SW, an impeccably maintained 2-bedroom, 2-bathroom condo offering 966 sq. ft. of bright, open-concept living in the heart of South Calgary. This spacious home combines modern design, incredible convenience, and unbeatable value. Step inside to a sun-filled living and dining area measuring over 26 feet long — perfect for entertaining or relaxing in comfort. The sleek kitchen features generous cabinetry, stainless steel appliances, and a functional layout ideal for everyday living. The primary bedroom retreat offers 176 sq. ft. of space, a walk-in closet, and a private 4-piece ensuite, while the second bedroom (121 sq. ft.) is equally well-proportioned, perfect for guests, a home office, or a roommate setup. A second 4-piece bathroom, in-suite laundry, and a private balcony complete the home. Located in the desirable London at Heritage Station complex, residents enjoy 24-hour security, underground parking, on-site management, and direct access to the Heritage LRT station, making commutes effortless. Shops, restaurants, and amenities are just steps away, offering an unbeatable walkable lifestyle. Whether you're a first-time buyer, downsizer, or investor, this property delivers exceptional comfort and long-term value.