

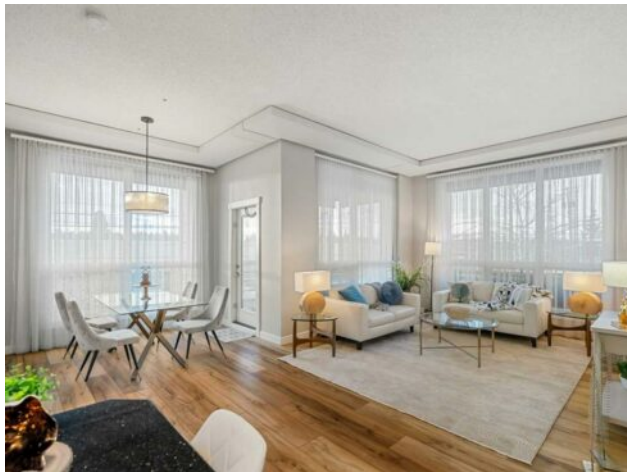


**GRASSROOTS**  
REALTY GROUP

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219, 8710 Horton Road SW  
Calgary, Alberta

MLS # A2282147



**\$409,000**

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,022 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Off Street, Parkade, Permit Required,		
Lot Size:	-		
Lot Feat:	-		

Heating:	Ceiling, Hot Water	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 663
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	C-C2 f4.0h80
Foundation:	-	Utilities:	-
Features:	Built-in Features, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Tankless Hot Water, Vinyl Windows		
Inclusions:	Custom Drapes, Automatic Blinds in Bedrooms and Dining room + remote		

Welcome to this beautifully upgraded 2-bedroom, 2-bathroom, 2 parking stall - corner unit in the sought-after London at Heritage Station. Located on the second floor with 10-foot ceilings and a wrap-around balcony, this home offers a rare blend of space, light, and convenience and has over \$50,000 in upgrades and renovations—all in a concrete building with unbeatable access to amenities. This bright corner suite features windows facing north and west, allowing the home to be filled with natural light throughout the day. The open-concept layout is enhanced by wide-plank, high-end luxury vinyl plank flooring and stylish modern finishes. The kitchen has been thoughtfully updated with newer gunmetal black appliances (all replaced within the last 3–4 years), including an electric stove with double oven option, refrigerator, microwave hood fan, and dishwasher. The cabinets have been updated with double coat of paint and new hardware in the kitchen and in both bathrooms. Beautiful gold-flecked black granite countertops, a tile backsplash, and a double sink complete the space, making it as functional as it is striking. A new designer dining room light fixture adds a touch of elegance to the adjoining dining area that is more house-sized than a typical condo, perfect for family dinners or entertaining. Comfort and style continue throughout the home with automatic blinds in the bedrooms and dining room, custom drapery on all windows, new entry and primary closet doors, and additional storage above the closets in both the primary bedroom and front entry. The front entry allows for a desk space if desired or an added space for your favorite shoe collections. The living room has lots of light and lots of space for big sectionals and a large TV if desired. The primary bedroom has room for a king-sized bed, lots of extra storage added above a large

closet, with a lovely 4 pc ensuite. With the other bedroom on the opposite side of the unit its spacious giving everyone occupant privacy. The unit also includes a stacked washer and dryer and a tankless hot water system for added efficiency. Step outside onto your wrap-around balcony, perfect for enjoying morning coffee or evening sunsets with open sky views and great airflow from the corner positioning on the NW side. One of the biggest highlights of living at London at Heritage Station is the direct indoor access to shopping and services &mdash; no need to step outside to grab groceries, coffee, or daily essentials. Plus, you're just steps to the C-Train station, making downtown commutes and city access effortless. Modern upgrades, generous storage, premium parking, and unmatched convenience &mdash; this is condo living at its best. Pet dog, cat or bird allowed with approval - The building has a dog run area on the north side of the building!