



**1313, 8710 Horton Road SW
Calgary, Alberta**

MLS # A2292956



\$249,900

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	818 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 503
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	C-C2 f4.0h80
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Storage		

Inclusions: N/A

Stunning executive condo in London at Heritage Station! This spacious 13th floor, 1 bedroom + large den unit offers 818 sq ft, making it one of the larger one bedroom floorplans in the building and ideal for a live/work setup. Enjoy beautiful city from every window, along with an open concept layout featuring 9' ceilings, laminate flooring, modern finishes, and granite countertops throughout. The kitchen offers espresso maple cabinetry, stainless steel appliances, granite countertops, a large island with breakfast bar seating, and stylish open shelving. The spacious primary bedroom features city views and a walkthrough closet with custom organizers, while the unit also includes in suite laundry and storage. Relax on the private balcony with gas line and enjoy the convenience of heated underground parking (unassigned). This well-managed building offers 24 hour security, concierge service, and secure package delivery! Unbeatable location with direct access to shops, restaurants, Save-On-Foods, and the Heritage LRT station, making downtown commuting quick and easy.