



**1506, 8880 Horton Road SW
Calgary, Alberta**

MLS # A2294976



\$254,900

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	707 sq.ft.	Age:	2010 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 414
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-C2 f4.0h80
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: None

Welcome to London at Heritage Station—one of Calgary’s most convenient condo locations. This well-kept 1-bedroom + den unit offers a bright, functional layout with 9’ ceilings, large windows, and comfortable north-facing exposure. Recent updates include new vinyl plank flooring, fresh paint (2026), a newer dishwasher (2023), and a replaced hot water boiler (2025), giving you peace of mind and a move-in ready space. The kitchen features granite countertops, ample cabinetry, and a practical breakfast bar that opens to the living area—perfect for everyday living or hosting friends. The den is a great bonus, ideal for a home office or extra storage. You’ll also appreciate in-suite laundry and a private balcony with gas hookup for BBQs. This building is known for its unbeatable access—direct indoor connection to Save-On-Foods and the Shops at Heritage, plus just a short walk to the Heritage LRT Station for an easy downtown commute. Residents also enjoy heated underground parking, 24-hour security, multiple elevators, and a rooftop terrace with impressive city and mountain views. Whether you’re a first-time buyer, downsizer, or investor, this is a smart opportunity in a well-managed building with everything close at hand.