



**601, 8880 Horton Road SW  
Calgary, Alberta**

**MLS # A2304668**



**\$225,000**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	704 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 411
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Other	<b>Zoning:</b>	C-C2 f4.0h80
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** NA

Urban Luxury Meets Unbeatable Convenience. Welcome to unit 601 at the highly sought-after London at Heritage Station. This immaculate 1-bedroom, 1-bathroom residence offers a sophisticated urban lifestyle with the city at your doorstep. Boasting an open-concept layout, this home is flooded with natural light through expansive floor-to-ceiling windows. The contemporary kitchen features sleek granite countertops, high-quality cabinetry, and a functional breakfast bar—perfect for your morning coffee or evening entertaining. Step out onto your private balcony to enjoy the fresh air, and beautiful views. Practicality meets luxury with in-suite laundry, air conditioning, and energy-efficient systems throughout. The 6th floor of the abbey tower is unique because it offers direct access (through a secured entrance) to the outdoor shopping plaza. The door is at the end of the hall, opposite the elevators. This is ideal for grabbing a quick coffee from Tim Hortons or groceries from Save-On-Foods. Residents enjoy premier building amenities including a heated, above-ground parkade with ample open parking, allowing you to choose any stall on level 1, 2 or 3, 24/7 security, concierge services, and the exclusive rooftop sunroom and patio. With a direct pedestrian bridge to the Heritage LRT and shopping, this is the ultimate location for those who value time and style.