



209, 8710 Horton Road SW
Calgary, Alberta

MLS # A2138127



\$374,000

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,044 sq.ft.	Age:	2010 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	High Efficiency, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Flat, Tar/Gravel	Condo Fee:	\$ 579
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	C-C2 f4.0h80
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, See Remarks, Tankless Hot Water		

Inclusions: N/A

PRICE DROP 26k! First time on the market! Attention all first time home buyers, investors, and busy working professionals. Welcome to this rare opportunity at #209, 8710 Horton RD SW! Here's your chance to own a luxurious CORNER UNIT featuring rare 10ft ceilings and a MASSIVE wrap-around Balcony that surrounds both bedrooms and gives you ample space for an outdoor patio! The London at Heritage Station condos are your gateway to the rest of Calgary. Superbly located near Heritage C-Train (with a pedestrian bridge connected to the building/shopping area access). With a massive private patio featuring grass, a fence, and gate, this unit offers a peaceful and private oasis away from the road and parking lot. This private and very quiet end unit offers a great mix of light through the big windows and privacy to entertain and enjoy your outdoor space. The living room is a perfect set up and at the heart of the condo, a great size for relaxing and entertaining. The open concept features tile and hardwood flooring, an open kitchen with upgraded dark stained cabinets, granite countertops (throughout), a breakfast bar, tile backsplash, flat top stove, undermount sink, and a OTR microwave/hoodfan combo unit. A New Stacked Front Loading Washer/Dryer is a bonus!. 2 bedrooms with tall windows bring in the natural light. The primary bedroom has a 4pc ensuite and next to the 2nd bedroom is another 3pc bathroom (stand up shower). The building features a wonderful concierge service, provides full-time security, 3rd floor parcel pick up lockers (great for online orders and deliveries) AND the indoor assigned parking included. The London at Heritage Station amenities currently include a 17th-floor rooftop patio with full downtown and mountain views, a party/hobby room and more luxurious future amenities are planned (SO HURRY!

Now's a great time to buy!). With very close proximity to the Heritage LRT, you're never far from anything the beautiful city has to offer, you'll enjoy private heated access to Save On Foods and other restaurants, shops and professional services in the attached shopping complex, walking trails, playgrounds, and schools. This is your chance to live a completely walkable lifestyle in a luxurious unit with a large outdoor patio. Don't miss out on this opportunity! Book a showing today!!!