



1017, 8710 Horton Road SW
Calgary, Alberta

MLS # A2138656



\$349,900

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	966 sq.ft.	Age:	2008 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Parkade, Stall, Unassigned		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 540
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	C-C2 f4.0h80
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Track Lighting, Vinyl Windows		
Inclusions:	None		

HUGE PRICE IMPROVEMENT! Welcome to London at Heritage Station where all utilities are paid through a volume discount for the building averaging only \$110 per month! This well-cared for home has convenience built right in, just steps away from Heritage LRT Station so commuting is made simple (Downtown 14 mins drive) and driving is optional. Whether you want to get treats for your furry friend at Pet Valu (steps away), or enjoy the many restaurants, shopping and entertainment nearby all along the Macleod Tr corridor, your choices are endless. Groceries and your essentials is very easy: there's an INDOOR WALKWAY to get to SAVE-ON-FOODS (great for Calgary's cold winters), or Calgary Co-op across the street, WALMART (5 mins) and if you need to stock up, COSTCO is very close by (9 min drive). You'll always have something to do: CHINOOK MALL (7 mins), Deerfoot Meadows (incl IKEA, BEST BUY (11 mins). Imagine a relaxing weekend going to see what CALGARY FARMERS' MARKET (9 mins) has in store for you first, then heading to beautiful GLENMORE RESERVOIR to be connected with nature or to enjoy biking/walking to enjoy the Elbow River views. You come home to your OPEN CONCEPT 2 bedroom home and immediately see the STUNNING DOWNTOWN VIEWS from your living room FLOOR TO CEILING WINDOWS set onto a backdrop of the dusk sky painted with hues of orange and purple. You have to prepare for the week for meals, you can do so on your GRANITE COUNTERS with breakfast bar, before you turn in for bed for the night. Whatever the day brings tomorrow, you feel comforted that you have easy access to Glenmore Tr, Deerfoot Tr, and Crowchild Tr in case you need to travel anywhere in the city with ease! Make this vision a reality today, book your private viewing today!