



1507, 8880 Horton Road SW  
Calgary, Alberta

MLS # A2143853



**\$379,000**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	962 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Geothermal	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 512
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	C-C2 f4.0h80
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Open Floorplan, Tankless Hot Water		

**Inclusions:** N/A

**\*\*GREAT INVESTMENT OPPORTUNITY at HERITAGE STATION in LONDON!\*\*** TENANT IN LONG TERM LEASE **\*\*** This BRIGHT and SPACIOUS 2-bedroom, 2-bathroom condo located in the convenient community of HAYSBORO is a gem waiting for you to claim. Featuring HIGH CEILINGS, large windows that bathe the interior in natural light, and an UPGRADED KITCHEN with GRANITE COUNTERTOPS offering lots of space, and an abundance of cupboards. The generously sized balcony is perfect for unwinding or hosting guests. The SPACIOUS PRIMARY BEDROOM is complete with a 4 piece ensuite bathroom. Situated just a short walk away from the HERITAGE C-Train STATION, this condo offers unparalleled convenience. Level 4 grants access to Save on Foods, while Level 17 offers entry to the rooftop patio. With shopping, dining options, and a stress-free commute to downtown, this location truly has it all. If you're looking to expand your investment portfolio DON'T MISS OUT on this incredible opportunity at of Calgary's most convenient locations! BUYER TO ASSUME TENANT UNDER TERMS OF THE CURRENT LEASE.