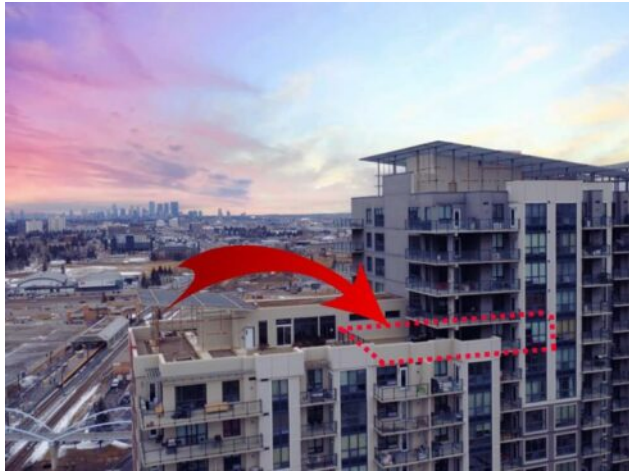




1712, 8710 Horton Road SW
Calgary, Alberta

MLS # A2191209



\$439,800

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,002 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Other, Oversized, Secured, See Remarks, Tandem		
Lot Size:	-		
Lot Feat:	-		

Heating:	Ceiling, High Efficiency, Hot Water, Radiant	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 577
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	C-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, See Remarks, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the rare 1712 "London at Heritage Station" a superbly located, upscale PENTHOUSE style condo that has exclusive use fenced off use of the ROOFTOP PATIO (only this BUCKINGHAM MODEL comes with it). ENJOY amazing panoramic views from this SW CORNER unit (all day SUNSHINE). This 2 bedroom, 2 bath, unit comes with 1 (or 3 car parking...with Luxury Titled DBL Garage purchase if wanted...see remarks) Assigned UNDERGROUND PARKING STALL. An abundance of natural light flows through the unit with the floor-to-ceiling windows and spacious and accessible floorplan. Do you like to entertain? Impress your guests when you BBQ with UNOBSTRUCTED MOUNTAIN VIEWS from sunrise to sunset on your EXPANSIVE 1100+ SQFT Exclusive balcony (10x larger than all the others) that has a gas line for your all your BBQ grill skills. Another BIG BONUS of this unit is the AIR CONDITIONING that will come in handy on those hot summer nights. This is a PET-FRIENDLY building (with Board approval). As you enter the unit, you'll see that the foyer is spacious and opens to the kitchen and dining area before passing through the sun filled living room to one of the balcony entrances. The kitchen has full-height cabinetry, ample counter space (granite countertops), an eating bar, with all your appliances (Fridge area has a waterline for your filtered water or ice). The primary bedroom is large and has a 4-piece ensuite bath with it's own access to the balcony. Great to catch a stretch and enjoy the morning Sunrise. The second bedroom is also a generous size that can easily fit a Queen bed and office desk or workstation. Stacked washer/dryer included for in-suite laundry convenience. THIS IS AN EXCELLENT RENTAL UNIT AND HAS NEVER BEEN VACANT! Currently rents for \$2200 (Tenants would like

to stay with Lease expiring end of April). You'll enjoy the heated underground parkade where you have DIRECT ACCESS TO SAVE-ON FOODS so you can shop in your PJ's if you wish or grab a few last minute ingredients in a flash! Additional perks of this very well-run building are the secured bike storage, and common area sunroom along side the rooftop patio. This unit is an amazing find for the SAVVY INVESTORS or those looking to downsize but want to enjoy indoor and outdoor spaces with amazing views. Located close to shopping, Glenmore Reservoir running paths, and the Heritage C-Train station (connected by pedestrian bridge) making it a breeze getting downtown on public transit. Call today for a private showing!