

\$329,900 - 418, 8710 Horton Road Sw, Calgary

MLS® #A2215952

\$329,900

2 Bedroom, 2.00 Bathroom, 942 sqft

Residential on 0.00 Acres

Haysboro, Calgary, Alberta

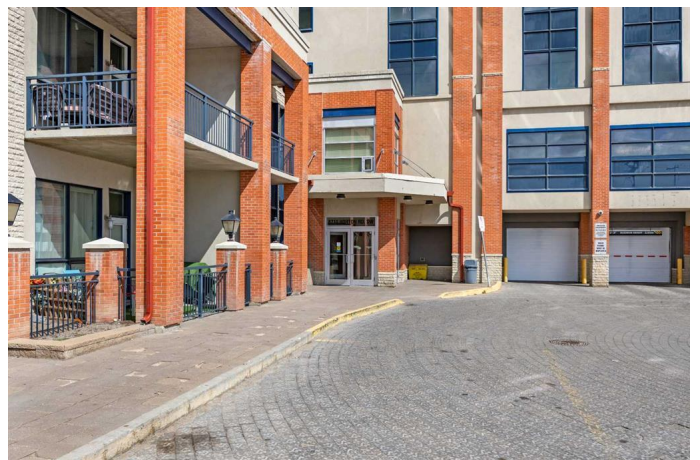
Experience elevated urban living at London at Heritage Station, a well-established and highly desirable condominium in the heart of Haysboro. This spacious 2 Bedroom, 2 Bathroom home combines thoughtful upgrades, generous space, and an unbeatable location.

With 10-foot ceilings throughout, the entire unit feels open, bright, and welcoming. The Spacious Living and Dining Area flows seamlessly into a Kitchen finished with granite countertops and a breakfast bar. A Sunny South-Facing Balcony extends from the Living Room, bringing in natural light and outdoor access.

The Primary Bedroom includes its own private ensuite, while the well-sized second Bedroom is accompanied by with 4-piece Bath. Both bathrooms feature granite counters, and the home also includes in-suite Laundry for added convenience.

Enjoy peace of mind with recent upgrades, including a newer hot water tank (2024), 2-in-1 washer (2024), microwave hood fan (2024), and fridge (2023).

The Building's Exclusive Amenities include Underground Parking, a Rooftop Patio, Bike Storage, a Social Room, and ample Visitor Parking. It also offers a safe indoor walkway connecting directly to Save-On-Foods and Tim



Hortons.

With the Heritage LRT Station just steps away, getting around the city is a breeze. Youâ€™re also close to parks, schools, restaurants, cafes, CO-OP, banking services, and major shopping destinations, with downtown Calgary only 15 minutes away.

Whether you're a First-Time Buyer, Downsizer, or Investor, this unit offers exceptional value in a prime location. Don't Miss Out!

Built in 2008

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2215952 |
| Price | \$329,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 942 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 418, 8710 Horton Road Sw |
| Subdivision | Haysboro |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2V 0P7 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Bicycle Storage, Secured Parking, Visitor Parking |
| Parking Spaces | 1 |

| | |
|---------|--------------------------------|
| Parking | Stall, Underground, Unassigned |
|---------|--------------------------------|

Interior

| | |
|-------------------|---|
| Interior Features | Granite Counters, High Ceilings, Open Floorplan |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating | Hot Water |
| Cooling | None |
| # of Stories | 21 |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | BBQ gas line |
| Construction | Brick, Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 30th, 2025 |
| Days on Market | 98 |
| Zoning | C-C2 |

Listing Details

| | |
|----------------|--|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
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