

1116, 8710 Horton Road SW
Calgary, Alberta

MLS # A2247165



\$238,000

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|-----------|------------------------------------|--------|-------------------|
| Division: | Haysboro | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 497 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall, Unassigned | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Hot Water

Floors: Carpet, Ceramic Tile

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 313

LLD: -

Zoning: C-C2

Utilities: -

Inclusions: N/A

Enjoy panoramic mountain views and an unbeatable location near the Heritage LRT Station in this bright and functional studio apartment located on the 11th floor of London @ Heritage Station. Offering approximately 500 sq ft of open-concept living space, this unit is perfect for first-time home buyers, professionals, or investors looking for a low-maintenance property in a highly accessible area. The modern kitchen features granite countertops, a tile backsplash, and ample cabinetry for storage. There's plenty of space nearby for a living area setup, a flat-screen TV, and even a small home office. The 4-piece bathroom includes a soaker tub with an upgraded showerhead, and the spacious sleeping area is open and versatile to suit your layout preferences. The unit also includes an upgraded Samsung washer and dryer, along with a relatively new stainless steel refrigerator. One of the biggest perks of this building is the direct indoor access to Save-On-Foods via the 4th-level parkade—ideal for staying warm during colder months. Parking is hassle-free with access to the heated underground parkade, offering plenty of unassigned stalls so you never have to worry about finding a space. This well-maintained unit offers a fantastic opportunity to live or invest in a location that truly has it all—transit, shopping, restaurants, and services right at your doorstep. Call today for your private showing!