

# \$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
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### 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	114
Zoning	C-C2

### Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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