

**2006, 8880 Horton Road SW
Calgary, Alberta**

MLS # A2218716



\$289,900

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	701 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	High Efficiency	Water:	-
Floors:	Ceramic Tile, See Remarks, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 407
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	C-C2 f4.0h80
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters, High Ceilings, Open Floorplan		

Inclusions: Hunter Douglas window treatment.

Welcome to London at Heritage Station, one of the best locations in Town—we are offering one bedroom + Study on the 20th Flr, south facing with breathtaking views of the mountains. This unit is freshly painted, new Luxury Vinyl plank (no carpet) and new light fixtures. This bright and open-concept floor plan showcases floor-to-ceiling windows, filling the space with natural light and offering stunning views of Mountains. The modern kitchen is equipped with granite countertops, a tile backsplash, tile flooring, and stainless steel appliances (2 years old). A spacious private patio, accessed through French doors, is perfect for relaxing or entertaining outdoors. The cleverly separated sleeping area accommodates a queen-sized bed and includes new LVP flooring and spacious closet. The stylish 4-piece bathroom features elegant finishes and a deep soaker tub. Additional highlights include in-suite laundry with extra storage. Residents of London at Heritage Station enjoy premium amenities such as a rooftop terrace and a social lounge/library on the 17th floor with panoramic city views. The building also offers an indoor walkway to Save-On-Foods and Tim Hortons, heated underground parking, and ample visitor parking. Ideally located just steps from the Heritage LRT Station and close to shopping, dining, and entertainment, this unit is perfect for first-time buyers or investors seeking exceptional value in a prime location. Don't miss your chance—schedule your private showing today!