

**1019, 8710 Horton Road SW
Calgary, Alberta**

MLS # A2219066



\$430,000

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,042 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Assigned, Electric Gate, Front Drive, Heated Garage, Insu		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 650
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	C-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Recreation Facilities, Vinyl Windows		

Inclusions: N/A

RARE TWO PARKING STALLS! Unmatched convenience and upscale living await at "London at Heritage Station," a centrally located high-rise in the well-established community of Haysboro. This exceptional 2-bedroom, 2-bathroom corner unit offers the highly sought-after Westminster floorplan and features stunning, unobstructed views of both the city skyline and the Rocky Mountains. Enjoy the rare **BONUS** of TWO parking stalls. Inside, the unit has been thoughtfully upgraded with granite countertops, stainless steel appliances, and A/C rough-ins in both the primary bedroom and living room. The smart split-bedroom layout enhances privacy, making it perfect for shared living or guests. As a bright northwest-facing corner unit, natural light pours in while offering incredible views from every angle. Direct indoor access to Save-on Foods, restaurants, and more through the secured parkade adds daily ease, while the Heritage LRT Station just across the street offers unbeatable access to downtown, Chinook Centre, top-rated schools, and an array of amenities. A rare opportunity in a prime location—this home blends lifestyle, comfort, and convenience in one.