

**607, 8880 Horton Road SW
Calgary, Alberta**

MLS # A2226267



\$359,900

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	976 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: High Efficiency, Hot Water, Natural Gas

Floors: Carpet, Ceramic Tile

Roof: Tar/Gravel

Basement: -

Exterior: Brick, Concrete, Stone

Foundation: -

Features: Breakfast Bar, Open Floorplan, See Remarks, Tankless Hot Water, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 537

LLD: -

Zoning: C-C2 f4.0h80

Utilities: -

Inclusions: N/A

Looking for a turn-key investment or your first home in a well-connected location? Welcome to Unit 607 – 8880 Horton Rd SW, a spacious 2-bedroom, 2-bathroom Dover model in the sought-after London at Heritage Station high-rise. With over 975 sqft of smartly designed living space, this move-in ready and vacant unit is ideal for first-time buyers and savvy investors alike. Step into a bright, open-concept layout featuring large windows in every room, bathing the space in natural light. The functional kitchen is equipped with granite countertops, dark maple cabinets, a full-height tile backsplash, and a convenient eating bar – perfect for hosting or casual meals. The private balcony comes with a gas line hookup, ready for summer BBQs and quiet evenings outdoors. The primary bedroom includes a 4-piece ensuite, while the second bedroom offers great flexibility for guests, roommates, or a home office. Additional highlights include in-suite laundry with a stacked washer/dryer, secure underground parking, 24/7 security, and concierge service. Residents enjoy exclusive access to the rooftop sunroom and outdoor garden patio on the 17th floor – an urban oasis with sweeping views. What sets this location apart? Direct heated parkade access to Save-On-Foods, plus steps to Tim Hortons, boutique shops, restaurants, and transit. These concrete high-rise condos are among the best values in Calgary, with excellent rental potential and unmatched everyday convenience. Don't miss this opportunity – quick possession available!