

**617, 8710 Horton Road SW**  
**Calgary, Alberta**

**MLS # A2209697**



**\$340,000**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	974 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Unassigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 568
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	C-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Stone Counters		

**Inclusions:** N/A

Discover the perfect blend of convenience and comfort in this stylish 2 bedroom, 2 bathroom unit in London at Heritage Station! With seamless access to amenities, shopping, banking, and dining—all just steps away at the attached mall—you'll have everything you need at your fingertips. Need to venture further? The Heritage LRT station is just a short stroll along the pedestrian bridge, placing you one stop away from Chinook Centre! You're also a quick drive from Costco and Deerfoot Meadows shopping district. As soon as you set foot inside, you'll notice the rich laminate flooring. High ceilings and an open-concept layout create an airy, inviting atmosphere, enhanced by huge windows that flood the living area with natural light. Take in the impressive downtown views from the comfort of your private balcony—a perfect spot to savor your morning coffee or unwind in the evening. The modern kitchen is a chef's delight, featuring granite countertops, a convenient overhang for seating, and an elegant tile backsplash. The generously sized primary bedroom offers a peaceful retreat with a four piece ensuite. The second bedroom is perfect for a home office, roommate/guest bedroom, exercise or hobby area! Additional highlights include in-suite laundry, secure underground heated parking, concierge/security services, a sunroom, rooftop terrace and garden, and the innovative "Parcel Pending" Smart Locker system for effortless package pickup. Don't miss out on this incredible opportunity - schedule a showing today!