

**301, 8880 Horton Road SW  
Calgary, Alberta**

**MLS # A2170172**



**\$260,000**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	704 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Guest, Heated Garage, Secured, See Remarks, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 407
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	C-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Storage		

**Inclusions:** N/A

Welcome to the pet-friendly London at Heritage Station! The "Cadogan" sunny floor plan boasts pride of ownership with thoughtful updates and an open-concept design that captures natural light throughout. At 704 sq. ft, it offers a spacious and modern living experience and is an urban haven that you'll love coming home to. Cooking enthusiasts will appreciate the well-appointed kitchen, complete with a wealth of Cinnamon-Stained Shaker-style cabinetry that provides ample storage space for all your culinary needs. The kitchen's standout features include a full granite backsplash and a large granite counter island, perfect for meal prep or casual dining. The breakfast bar peninsula seamlessly connects the kitchen to the dining and living areas, making it easy to entertain or enjoy meals with family and friends. The gas line on the balcony means BBQs are a breeze, allowing you to cook and dine alfresco while soaking in city views. The spacious dining area can easily accommodate a table for intimate dinners or larger gatherings, and the generous living room has plenty of room for your furniture, making it a versatile space for relaxing or hosting guests. This is a great place to enjoy the newest release or watch your favourite sports team. Step out onto the covered deck with its wood deck tiles (2024), which provide a warm and inviting outdoor extension of your living area — the perfect spot for morning coffee, evening drinks, or simply enjoying the views. Retreat to the primary bedroom, featuring recessed lighting and ample space for comfort. The 4-piece bathroom is elegantly finished with a granite counter, offering both style and convenience. An in-suite laundry area with a stacker washer/dryer (2020) makes everyday chores a breeze, and the dedicated storage area ensures your space stays organized and clutter-free. Upgraded on

Demand Hot Water system (2020). This unit is move-in ready, allowing you to settle in and enjoy immediately. The condo includes one unassigned, heated indoor parking stall for your convenience, with bike storage on the main level of the parkade. Building amenities cater to a modern, convenient lifestyle, with a dedicated concierge service from Monday to Friday, 24-hour security, and three high-speed elevators for efficient access. Enjoy the sunroom terrace on the 17th floor, perfect for unwinding while soaking in panoramic views. This prime location offers unbeatable convenience &ndash; the building is directly accessible through the parkade to Save-On-Foods, with Tim Hortons and the "Shops at Heritage" right next door. The Heritage LRT Station is just across the street, providing quick and easy transit access. For outdoor enthusiasts, nearby bike trails, Glenmore Reservoir, Fish Creek Park, and numerous green spaces offer endless options for recreation. Major shopping centres like Walmart, Chinook Centre, and South Centre are only minutes away, along with a variety of restaurants, pubs, and amenities that make this location truly exceptional.