

906, 8880 Horton Road SW  
Calgary, Alberta

MLS # A2180020



**\$275,000**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	711 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Permit Required, Stall, Unassigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 407
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Stucco	<b>Zoning:</b>	C-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** Building fobs x 2, Garage fob x 1, Unit and mailbox keys

Welcome to this beautifully updated 1-bedroom plus flex condo in London at Heritage, located in the vibrant Haysboro community. Situated on the 9th floor with stunning south-facing mountain and city views, this property offers the perfect blend of modern living and convenience. Whether you're an investor or a first-time homebuyer, this unit offers incredible potential. This bright and spacious condo features an open-concept layout with 9-foot ceilings and large windows that let in plenty of natural light, highlighting the expansive living room. The kitchen has all new appliances, including stainless steel fridge, stove, and dishwasher, as well as sleek granite countertops, dark cherry cabinetry, and a convenient eating bar for casual dining. The flex space is ideal for a home office, studio, or additional storage, while the spacious bedroom provides a cozy retreat. In-suite laundry adds to the convenience of this home. Step outside onto your private balcony and enjoy sweeping south-facing views of the mountains and the city skyline, perfect for relaxing or entertaining guests. If you prefer shared spaces, take full advantage of the building's amenities, including a rooftop garden, library, and patio on the 17th floor, offering panoramic views and a great place to unwind or host gatherings. Recent upgrades include a new Baxi boiler, replaced in fall 2022, ensuring reliable and efficient heating throughout the unit. This well-maintained, pet-friendly building also offers concierge service, unassigned heated underground parking, 3 elevators, and 24-hour security for peace of mind. Located just steps away from the LRT, you'll have easy access to downtown and the rest of Calgary. The building's parkade is directly connected to Save On Foods, a professional building, and a strip mall, making it incredibly convenient for shopping. Excellent opportunity to own in a

fantastic location with all the amenities you need. Modern upgrades, prime location, and mountain views - whether you're looking for a smart investment or your first home, this property offers tremendous value and potential!