

1804, 8710 Horton Road SW
Calgary, Alberta

MLS # A2183839



\$289,900

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	709 sq.ft.	Age:	2009 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Common, Covered, Guest, Heated Garage, Leased, Off Street, On Street, Pa		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 427
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	C-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Tankless Hot Water		
Inclusions:	None		

Renovated & stylish, this 1 Bed + Spacious Den is on the 18th floor, in the highly desirable London at Heritage Station complex. With southern exposure, this unit offers expansive views of the city and mountains, providing an ever-changing backdrop of natural beauty. This residence has been thoughtfully upgraded, and is Move In Ready!!!! It features a modern kitchen with newer gunmetal appliances and sleek white updated cabinetry, which is perfect for any home chef. The unit boasts luxury vinyl plank (LVP) flooring perfect for your pets, giving it a contemporary feel, while the large, sun-filled living area invites you to relax and take in the stunning surroundings. The open-concept layout includes a spacious bedroom, offering plenty of natural light to wake up to every morning. Whether you're enjoying the view or watching the sunset, this space is designed to bring tranquility to your day. Enjoy your south facing balcony that gives you a stunning view of Calgary and the mountains and lots of space for a bbq. In addition to these fantastic in-unit features, you'll enjoy easy access to Heritage LRT Station and a convenient underground walkway connecting you to Save on Foods and other amenities. This pet-friendly building offers 24-hour security, concierge, unassigned heated underground parking, a flex room, a modern lobby with new furniture, 3 elevators, a 17th-floor sunroom, and a tranquil rooftop garden and patio for your relaxation. Whether you're a young professional, investor, or simply seeking a serene living space, this condo offers the perfect balance of convenience, privacy, and style. Don't miss the chance to make this exceptional 18th-floor condo your new home! The condo fee's include your one indoor parking spot, a concierge, security, professional management, and all other condo-related fees. Utilities are an additional cost as you have a

tankless hot water unit in the apartment but the management company takes care of all the contracts and bills the unit owner directly on the portal.