

# \$276,000 - 1204, 8710 Horton Road Sw, Calgary

MLS® #A2213760

**\$276,000**

1 Bedroom, 1.00 Bathroom, 717 sqft

Residential on 0.00 Acres

Haysboro, Calgary, Alberta

Bright & Sunny Condo at The London at Heritage Station! Looking for a move-in-ready condo in a super convenient location? Check out this awesome 1 bedroom + den unit on the 12th floor of The London at Heritage Station! With big south-facing windows and a great layout, this place feels bright, open, and super welcoming. You™ll love the 9-foot ceilings, large windows, and a kitchen that™s both stylish and practical with granite countertops, black appliances, and a breakfast bar that™s perfect for your morning coffee or casual meals. The living room has luxury vinyl plank, and there™s tile in the kitchen, hallway, and bathroom to keep things clean and modern and new Luxury vinyl plank in the den / office. Want a bit of outdoor space? Step out onto your private balcony and it™s got an and a nice southern and Mountain View™s and gas BBQ hookup, making it a great spot to relax. Other perks: In-suite laundry with extra storage space, Heated unassigned underground parking, Direct indoor access to Save-On-Foods, Tim Hortons, and other shops, Steps from the Heritage LRT Station and bus routes It™s a solid place in a great spot™perfect for first-time buyers, downsizers, or anyone who wants city living with a bit of peace and quiet. Come take a look!

Built in 2008

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2213760          |
| Price          | \$276,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 717               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1204, 8710 Horton Road Sw |
| Subdivision | Haysboro                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2V 0P7                   |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking |
| Parking Spaces | 1                                     |
| Parking        | Parkade, Underground                  |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island                                              |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                    |
| Cooling           | None                                                                                         |
| # of Stories      | 20                                                                                           |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | None                    |
| Roof              | Tar/Gravel              |
| Construction      | Brick, Concrete, Stucco |
| Foundation        | Poured Concrete         |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 5                |
| Zoning         | C-C2             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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