

1019, 8710 Horton Road SW  
Calgary, Alberta

MLS # A2219066



**\$430,000**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,042 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Assigned, Electric Gate, Front Drive, Heated Garage, Insu		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 650
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Zoning:</b>	C-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Recreation Facilities, Vinyl Windows		

**Inclusions:** N/A

RARE TWO PARKING STALLS! Unmatched convenience and upscale living await at "London at Heritage Station," a centrally located high-rise in the well-established community of Haysboro. This exceptional 2-bedroom, 2-bathroom corner unit offers the highly sought-after Westminster floorplan and features stunning, unobstructed views of both the city skyline and the Rocky Mountains. Enjoy the rare BONUS of TWO parking stalls. Inside, the unit has been thoughtfully upgraded with granite countertops, stainless steel appliances, and A/C rough-ins in both the primary bedroom and living room. The smart split-bedroom layout enhances privacy, making it perfect for shared living or guests. As a bright northwest-facing corner unit, natural light pours in while offering incredible views from every angle. Direct indoor access to Save-on Foods, restaurants, and more through the secured parkade adds daily ease, while the Heritage LRT Station just across the street offers unbeatable access to downtown, Chinook Centre, top-rated schools, and an array of amenities. A rare opportunity in a prime location—this home blends lifestyle, comfort, and convenience in one.