



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8880 HORTON Road #607, Calgary T2V 2W3**

MLS® #: **A2114191**

Area: **Haysboro**

Listing Date: **03/15/24**

List Price: **\$389,000**

Status: **Active**

County: **Calgary**

Change: **-\$900, 20-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2010**

Finished Floor Area

Abv Sqft: **976**

Low Sqft:

Ttl Sqft: **976**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**65**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned, Parkade, Underground**

Utilities and Features

Roof: **Tar/Gravel**

Heating: **High Efficiency, Hot Water, Natural Gas**

Sewer:

Ext Feat: **Gas Grill**

Construction:

**Brick, Concrete, Stone**

Flooring:

**Carpet, Ceramic Tile**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**

Int Feat: **Breakfast Bar, Open Floorplan, See Remarks, Tankless Hot Water, Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>11`2" x 11`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`3" x 14`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`6" x 12`1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 8`4"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 8`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 10`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`6" x 11`11"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$509

Fee Simple  
Fee Freq:  
Monthly

C-C2 f4.0h80

Legal Desc: 1010380

Remarks

Pub Rmks: **Introducing Unit 607 at the pet-friendly London at Heritage Station highrise, located at 8880 Horton RD SW. This 2-bedroom, 2-bathroom Dover model offers an urban living experience with unparalleled convenience. Ready for immediate move-in, this clean and vacant unit spans 976 sqft, providing ample space for first-time buyers or those looking to downsize. The condo features large open living areas, a functional kitchen with an eating bar, granite countertops, rich dark maple cabinetry, and a full-height tile backsplash. The private balcony, equipped with a gas line for your BBQ, invites you to enjoy outdoor relaxation and entertaining. Large windows in every room bathe the space in natural light, enhancing the cozy ambiance. In-suite laundry, with a stacked washer/dryer combo, adds everyday convenience. The primary bedroom is accompanied by a full 4-piece ensuite, ensuring a private and comfortable living experience. Residents benefit from secure underground parking, 24/7 security, concierge services, and exclusive access to the serene rooftop sunroom and outdoor garden/patio on the 17th floor. Situated just steps away from a plethora of amenities, including direct heated parkade access to Save On Foods, Tim Hortons, boutique shops, restaurants, and other services, the location of this condo epitomizes ease of living. Seize the opportunity to immerse yourself in urban luxury and connectivity at 607 8880 Horton Rd SW. These high-rise condos are in high demand, so don't hesitate - schedule your viewing today before it's too late!**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













