



THE
A-TEAM

**RE/MAX
FIRST**

8880 HORTON Road #619, Calgary T2V 2W3

MLS®#: **A2138211** Area: **Haysboro** Listing Date: **06/27/24** List Price: **\$419,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,043**
 Low Sqft:
 Ttl Sqft: **1,043**

DOM

81
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** Construction: **Brick,Concrete,Stone**
 Heating: **High Efficiency,Hot Water,Natural Gas** Flooring: **Ceramic Tile,Vinyl Plank**
 Sewer:
 Ext Feat: **Gas Grill** Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Granite Counters,No Animal Home,No Smoking Home,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>
Kitchen	Main	11`7" x 13`5"	Living Room	Main	12`10" x 14`11"
Dining Room	Main	15`5" x 10`1"	Bedroom - Primary	Main	11`7" x 12`1"
Bedroom	Main	11`1" x 11`0"	3pc Bathroom	Main	6`8" x 8`2"
4pc Ensuite bath	Main	8`0" x 6`0"			

Legal/Tax/Financial

Condo Fee: **\$545** Title: **Fee Simple** Zoning: **C-C2 f4.0h80**

Fee Freq:
Monthly

Legal Desc: **1010380**

Remarks

Pub Rmks: **Welcome to Corner Unit 619 - 8880 Horton RD SW Calgary at London at Heritage Station Condos! This beautifully renovated and highly desirable 2 bedroom, 2 bathroom condo offers a spacious 1,045 square feet of modern living. Featuring brand new luxury vinyl plank flooring and stunning granite countertops, this home is bathed in natural light from the abundant windows that surround this corner unit. Energy efficiency is key with a brand new high-efficiency hot water on demand system and other eco-friendly features. Residents of London at Heritage Station enjoy unparalleled convenience with a grocery store, coffee shops, restaurants, and professional services right at their doorstep. The building boasts underground parking, bicycle storage, and a fabulous rooftop sunroom/patio on the 17th floor. With even more world-class amenities coming soon, this location is unbeatable. Just steps from the Heritage C-train station and a mere 10 minutes to Downtown Calgary, your new home combines luxury, convenience, and an ideal location. Don't miss this opportunity to live in one of Calgary's most sought-after communities! Call today to book a private showing!**

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

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