



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2146334**      Area: **Haysboro**      Listing Date: **07/03/24**      List Price: **\$389,900**  
 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: **976**  
 Low Sqft:  
 Ttl Sqft: **976**

DOM

**75**  
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:      Water Source:  
 Ext Feat: **Gas Grill**      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

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

Legal/Tax/Financial

Condo Fee: **\$509**      Title: **Fee Simple**      Zoning: **C-C2 f4.0h80**  
 Fee Freq: **Monthly**

Legal Desc: **1010380**

Remarks

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Pub Rmks: **Looking for a turn key investment in a great location and highly desirable condo building? Welcome to Unit 607 - 8880 Horton RD at the London at Heritage Station highrise. This large 2-bedroom, 2-bathroom Dover model offers an urban living experience with amazing convenience. Move-in ready, this clean and vacant unit boasts over 975 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 for owners and investors, so don't hesitate - Call today to book a private showing!**

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

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