



THE
A-TEAM

**RE/MAX
FIRST**

8710 HORTON Road #209, Calgary T2V 0P7

MLS® #: **A2159732**

Area: **Haysboro**

Listing Date: **08/22/24**

List Price: **\$369,900**

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:

Access:
Lot Feat:
Park Feat:

Assigned, Parkade, Underground

Finished Floor Area

Abv Sqft: **1,043**
Low Sqft:
Ttl Sqft: **1,043**

DOM

27

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Flat, Tar/Gravel**
Heating: **High Efficiency, Hot Water, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete, Wood Frame**
Flooring: **Carpet, Ceramic Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, See Remarks, Tankless Hot Water**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	4' 0" x 3' 2"	Living Room	Main	12' 10" x 14' 11"
Bedroom - Primary	Main	11' 7" x 12' 1"	4pc Ensuite bath	Main	8' 11" x 4' 11"
Kitchen	Main	11' 7" x 13' 5"	Dining Room	Main	15' 5" x 10' 1"
Bedroom	Main	11' 1" x 11' 0"	3pc Bathroom	Main	6' 8" x 8' 2"

Legal/Tax/Financial

Condo Fee:
\$579

Title:
Fee Simple

Zoning:
C-C2 f4.0h80

Fee Freq:
Monthly

Legal Desc: **0812824**

Remarks

Pub Rmks: **Attention investors and professionals! Seize this rare opportunity at #209, 8710 Horton RD SW—an investment treasure! This luxurious CORNER UNIT features 10ft ceilings and a MASSIVE wrap-around balcony, perfect for outdoor living and entertaining. The London at Heritage Station offers unbeatable convenience, just steps from the Heritage C-Train with direct access to shopping and services. Enjoy a private oasis with a fenced patio, lush grass, and a serene setting away from the hustle. Inside, the open-concept layout boasts modern finishes, including hardwood floors, granite countertops, and upgraded appliances. Two spacious bedrooms are filled with natural light, with the primary bedroom featuring a 4-piece ensuite. Building amenities include concierge service, security, indoor parking, and a rooftop patio with stunning views. With easy access to all of Calgary and future amenities planned, this is a prime investment you don't want to miss. Book a showing today!**

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

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