



THE
A-TEAM

**RE/MAX
FIRST**

8710 HORTON Road #503, Calgary T2V0P7

MLS® #: **A2160741**

Area: **Haysboro**

Listing Date: **08/31/24**

List Price: **\$289,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **715**
Low Sqft:
Ttl Sqft: **715**

DOM

18
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Common, Parkade

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard**
Sewer:
Ext Feat: **Courtyard, Garden**

Construction: **Brick, Concrete, Stucco**
Flooring: **Carpet, Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator**
Int Feat: **Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan**
Utilities:

Room Information

Room Level Dimensions Room Level Dimensions

Living Room	Main	11`4" x 9`6"	Dining Room	Main	11`3" x 8`8"
Kitchen	Main	10`3" x 9`5"	Bedroom - Primary	Main	11`3" x 12`6"
4pc Bathroom	Main	4`11" x 8`9"	Den	Main	6`2" x 9`4"
Entrance	Main	3`11" x 4`7"	Laundry	Main	5`1" x 4`0"

Legal/Tax/Financial

Condo Fee: \$427	Title: Fee Simple	Zoning: C-C2 f4.0h80
	Fee Freq: Monthly	

Legal Desc: **0812824**

Remarks

Pub Rmks: **Welcome to The London at Heritage Station! This bright and affordable luxury condo, located on the 5th floor, offers stunning views of Downtown Calgary. The one-bedroom + den unit is bathed in natural light thanks to its large windows. The kitchen is a delight with granite countertops, a breakfast bar, black appliances, and a stylish tiled floor. The spacious living and dining area seamlessly opens onto a private balcony, where you can enjoy fantastic downtown views, a gas BBQ hookup, and ample privacy. The den is suitable for many applications. Additional highlights include: A good-sized 4-piece bathroom, in-suite laundry with storage, convenient and practical. Heated Common Parking is included for one vehicle and another stall can be rented if needed. for added comfort during colder months. The building itself features exceptional amenities: Patio & Sunroom on the 17th Floor: Enjoy panoramic views of the Rocky Mountains and Calgary's downtown skyline. On-Site Conveniences: Coffee shops, restaurants, and a grocery store are all within easy reach, enhancing your living experience. Heritage LRT Station: Easily accessible via a pedestrian bridge, ensuring a convenient commute and increasing rental desirability. Experience luxury living at The London at Heritage Station, where comfort and convenience meet breathtaking views. Book a showing today with your favorite Realtor!**

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

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









