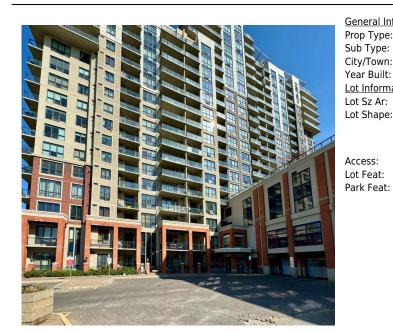


8710 HORTON Road #503, Calgary T2V0P7

A2160741 08/31/24 List Price: **\$289,000** MLS®#: Area: Haysboro Listing

Status: Active County: Calgary None Association: Fort McMurray Change:

Date:



General Information

Prop Type: Residential Sub Type: **Apartment** City/Town: Calgary

2008

Lot Information Low Sqft: Lot Sz Ar:

Ttl Sqft: 715

Finished Floor Area

715

Abv Saft:

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

1(1)

0

1.0 (1 0)

High-Rise (5+)

18

Park Feat: Common, Parkade

Utilities and Features

Flooring:

Roof: Tar/Gravel Construction:

Heating: **Baseboard** Brick, Concrete, Stucco

Sewer:

Ext Feat: Courtyard, Garden 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

Level Level <u>Room</u> **Dimensions** <u>Room</u> **Dimensions** **Living Room** Main 11`4" x 9`6" **Dining Room** Main 11`3" x 8`8" Kitchen Main 10'3" x 9'5" 11`3" x 12`6" **Bedroom - Primary** Main 4pc Bathroom Main 4`11" x 8`9" Den Main 6`2" x 9`4" 3`11" x 4`7" 5`1" x 4`0" **Entrance** Main Laundry Main Legal/Tax/Financial

Condo Fee: Title: Zoning:

Fee Simple 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 i9ncluded 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! N/A

Inclusions: N/A
Property Listed By: CIR Realty

\$427

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







