



THE A-TEAM

RE/MAX FIRST

8710 HORTON Road #1217, Calgary T2V 0P7

MLS® #: A2168233 Area: Haysboro Listing Date: 09/28/24 List Price: \$359,000
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:

Access:

Lot Feat:
Park Feat: Stall, Underground

Finished Floor Area

Abv Sqft: 976
Low Sqft:
Ttl Sqft: 976

DOM

54
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Apartment

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Boiler, Hot Water, Natural Gas
Sewer:
Ext Feat: Balcony

Construction: Brick, Concrete, Stone, Stucco
Flooring: Ceramic Tile, Laminate
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Int Feat: No Animal Home, No Smoking Home, Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Dining Room, Living Room, Bedroom, 4pc Ensuite bath, Kitchen, Bedroom - Primary, 4pc Bathroom.

Legal/Tax/Financial

Condo Fee: \$569 Title: Fee Simple Zoning: C-C2

Fee Freq:
Monthly

Legal Desc: **0812824**

Remarks

Pub Rmks: **OPEN HOUSE: NOVEMBER 16TH, 1:00PM-3:30PM!! Don't miss out on this great condo! With an excellent 12th-floor elevation, you'll love the expansive view to downtown and the mountains! Building features include 24-hour security personnel, concierge, a party room, 17th floor sunroom, and a rooftop patio! Stay warm in the winter and access the Save-On-Foods from the underground parking. This unit is flooded with natural light, and nicely finished with tile and laminate flooring throughout. The kitchen features quartz countertops and a convenient breakfast bar. The primary bedroom is complete with a 4-piece en suite, and there's a second full bath for the 2nd bedroom and guests. The entryway is well served by 2 full closets! London at Heritage Station has a prime location in the heart of south Calgary, just a few minutes' drive to Chinook Mall, Southcentre Mall, Rockyview Hospital, Deerfoot Meadows shopping centre, and countless restaurants and other amenities. It's also just a **SHORT WALK TO THE HERITAGE LRT STATION**. Book your viewing today!**

Inclusions: **N/A**
Property Listed By: **Greater Property Group**

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







