



THE
A-TEAM

**RE/MAX
FIRST**

8710 HORTON Road #807, Calgary T2V 0P7

MLS® #: **A2169997** Area: **Haysboro** Listing Date: **10/02/24** List Price: **\$359,900**
 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: **Parkade,Stall**

Finished Floor Area

Abv Sqft: **984**
 Low Sqft:
 Ttl Sqft: **984**

DOM

49

Layout

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

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,Open Floorplan**
 Utilities:

Room Information

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

Legal/Tax/Financial

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

Legal Desc:

0812824

Fee Freq:
Monthly

Remarks

Pub Rmks:

Welcome to London Towers at Heritage. This FRESHLY PAINTED, 8th-floor, north-facing unit features 2 bedrooms and 2 bathrooms, offering UNOBSTRUCTED VIEWS of Downtown Calgary. Step onto your spacious, private balcony to enjoy your morning coffee, complete with a natural gas hook-up for an enhanced outdoor experience. Centrally located, this home is just a short walk from the LRT station and numerous shops, providing unmatched accessibility. Inside, the open-concept living spaces are equipped with upgraded stainless steel appliances STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, and in-suite laundry, creating a comfortable and modern living environment. The building boasts impressive amenities, including an underground passageway to Save On Foods, a beautiful garden, a library, and a heated underground parking stall. Don't miss the chance to make this exceptional unit your home. Schedule your showing today before it's too late!

Inclusions:

N/A

Property Listed By:

2% Realty

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









