



THE
A-TEAM

**RE/MAX
FIRST**

8880 HORTON Road #619, Calgary T2V 2W3

MLS®#: **A2179211** Area: **Haysboro** Listing Date: **11/14/24** List Price: **\$390,000**
 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:

Finished Floor Area
 Abv Sqft: **1,043**
 Low Sqft:
 Ttl Sqft: **1,043**

DOM

6
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned, Parkade, Underground**

Utilities and Features

Roof:
 Heating: **High Efficiency, Hot Water, Natural Gas**
 Sewer:
 Ext Feat: **Gas Grill**
 Construction: **Brick, Concrete, Stone**
 Flooring: **Ceramic Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Tankless Hot Water**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: **\$576** Title: **Fee Simple** Zoning: **C-C2**

Fee Freq:
Monthly

Legal Desc: **1010380**

Remarks

Pub Rmks: **Welcome to modern city living at London at Heritage Station, where convenience meets style in Corner Unit 619, located at 8880 Horton Rd SW, Calgary. This beautifully renovated 2-bedroom, 2-bathroom condo offers a spacious 1,045 square feet of open-concept living, ideal for first-time buyers, couples, or anyone craving the condo lifestyle. With new luxury vinyl plank flooring, sleek granite countertops, and floor-to-ceiling windows, the space is bright and welcoming, while eco-friendly upgrades like the high-efficiency hot water on-demand system add extra value. Perfectly situated, this vibrant condo community brings daily essentials to your doorstep, including a grocery store, coffee shops, restaurants, and professional services. The building features secure underground parking, bicycle storage, and a 17th-floor rooftop sunroom and patio—an ideal spot to unwind with beautiful city views. Just steps from the Heritage C-Train Station and only 10 minutes from Downtown Calgary, this location offers unmatched access to everything the city has to offer. With additional world-class amenities coming soon, now is the time to embrace a lifestyle that combines luxury, location, and ease. Don't miss the chance to make this sought-after corner unit your new home—contact us today to schedule your private showing!**

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

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













