



THE
A-TEAM

**RE/MAX
FIRST**

8710 HORTON Road #1804, Calgary T2V 0P7

MLS® #: **A2183839** Area: **Haysboro** Listing Date: **12/20/24** List Price: **\$289,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2009**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **708**
 Low Sqft:
 Ttl Sqft: **708**

DOM

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

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Common,Covered,Guest,Heated Garage,Leased,Off Street,On Street,Parkade,Parking Lot,Secured,Stall,Unassigned,Underground

Utilities and Features

Roof:
 Heating: **Hot Water**
 Sewer:
 Ext Feat: **Balcony,Uncovered Courtyard**

Construction: **Brick,Concrete,Wood Frame**
 Flooring: **Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage,Tankless Hot Water**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`9" x 6`6"	Bedroom - Primary	Main	14`11" x 11`4"
Kitchen	Main	8`6" x 10`7"	Living/Dining Room Combination	Main	19`7" x 11`2"
Den	Main	6`1" x 9`8"			

Legal/Tax/Financial

Condo Fee: **\$427** Title: **Fee Simple** Zoning: **C-C2**
 Fee Freq:

Monthly

Legal Desc: 0812824

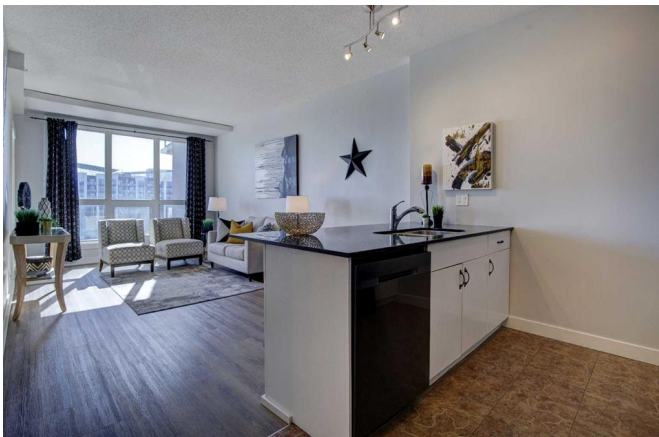
Remarks

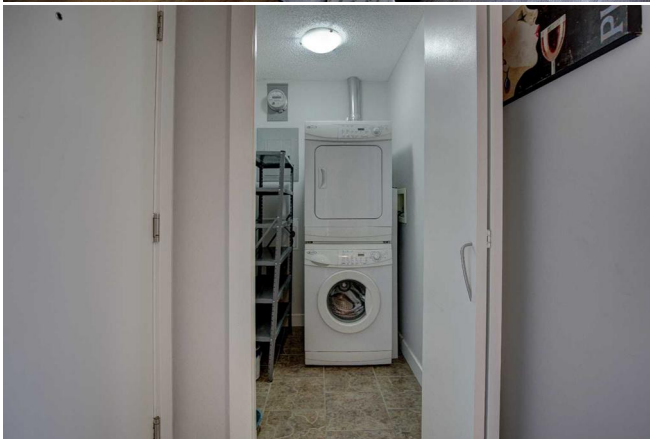
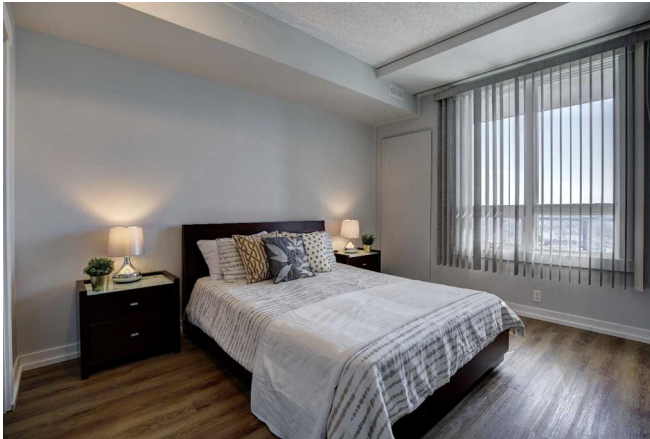
Pub Rmks: **Renovated & stylish, this 1 Bed + Spacious Den is on the 18th floor, in the highly desirable London at Heritage Station complex. With southern exposure, this unit offers expansive views of the city and mountains, providing an ever-changing backdrop of natural beauty. This residence has been thoughtfully upgraded, and is Move In Ready!!!! It features a modern kitchen with newer gunmetal appliances and sleek white updated cabinetry, which is perfect for any home chef. The unit boasts luxury vinyl plank (LVP) flooring perfect for your pets, giving it a contemporary feel, while the large, sun-filled living area invites you to relax and take in the stunning surroundings. The open-concept layout includes a spacious bedroom, offering plenty of natural light to wake up to every morning. Whether you're enjoying the view or watching the sunset, this space is designed to bring tranquility to your day. Enjoy your south facing balcony that gives you a stunning view of Calgary and the mountains and lots of space for a bbq. In addition to these fantastic in-unit features, you'll enjoy easy access to Heritage LRT Station and a convenient underground walkway connecting you to Save on Foods and other amenities. This pet-friendly building offers 24-hour security, concierge, unassigned heated underground parking, a flex room, a modern lobby with new furniture, 3 elevators, a 17th-floor sunroom, and a tranquil rooftop garden and patio for your relaxation. Whether you're a young professional, investor, or simply seeking a serene living space, this condo offers the perfect balance of convenience, privacy, and style. Don't miss the chance to make this exceptional 18th-floor condo your new home! The condo fee's include your one indoor parking spot, a concierge, security, professional management, and all other condo-related fees. Utilities are an additional cost as you have a tankless hot water unit in the apartment but the management company takes care of all the contracts and bills the unit owner directly on the portal.**

Inclusions: **None**
Property Listed By: **Royal LePage Solutions**

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







1213-8710 Horton Rd SW, Calgary, AB

Main Floor Interior Area 708.93 sq ft



0 2 4 8 ft

PREPARED: 2024/02/28

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

