



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8880 HORTON Road #909, Calgary T2V 2X4**

MLS® #: **A2188189**

Area: **Haysboro**

Listing Date: **01/16/25**

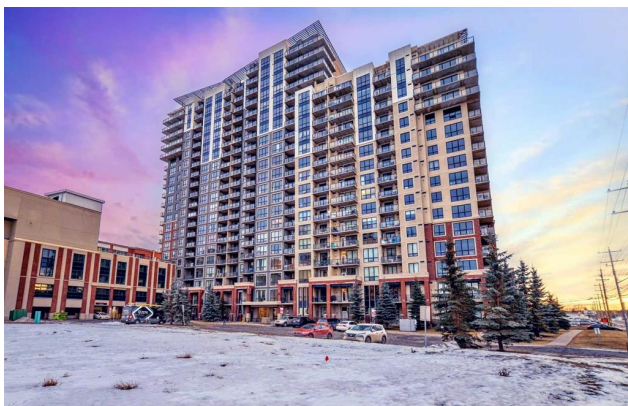
List Price: **\$385,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2010**

Finished Floor Area

Abv Sqft: **1,043**  
Low Sqft:  
Ttl Sqft: **1,043**

DOM

**16**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Assigned,Heated Garage,Parkade,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Tankless Hot Water**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`7" x 11`9"	Living Room	Main	22`1" x 12`3"
Dining Room	Main	9`11" x 7`0"	3pc Bathroom	Main	6`8" x 8`4"
Bedroom	Main	11`1" x 11`1"	Kitchen	Main	11`5" x 6`4"
Laundry	Main	3`11" x 3`1"	4pc Ensuite bath	Main	8`9" x 4`11"

Legal/Tax/Financial

Condo Fee:  
**\$580**

Title:  
**Fee Simple**  
Fee Freq:

Zoning:  
**C-C2**

Monthly

Legal Desc: 1010380

Remarks

Pub Rmks: **Welcome to Unit 909 at 8880 Horton Road SW, located in the sought-after London at Heritage Station. This spacious Westminster Model corner unit offers nearly 1,050 sq ft of functional living space, featuring 2 bedrooms, 2 bathrooms, and a desirable NE exposure that fills the unit with natural light. The open-concept layout includes a kitchen with granite countertops, an undermount sink, and full-height cabinets, providing ample storage and workspace. The primary bedroom features a private 4-piece ensuite, while the second bedroom offers flexibility as a guest room or home office. A brand-new high-efficiency RINNAI hot water on-demand boiler (\$6,500 upgrade) enhances the radiant heating and ensures instant hot water. Enjoy allergy free living with this heating system as there is less dust and it's energy efficient! Step out onto your private balcony with a gas line for BBQs and enjoy views of the convenient shopping plaza below. Feel like Steak? Walk through the heated 4th level parkade to Save-On Foods in your PJ's and grab fresh groceries at your convenience! The location is truly unmatched, with direct access to The Shoppes at London Plaza featuring grocery stores, restaurants, and essential services. The Heritage C-Train station is just steps away, connected by a pedestrian bridge for seamless commuting to downtown Calgary and beyond. Additional amenities include heated underground parking, secure bike storage, a rooftop terrace, and a common sunroom. This property is ideal for buyers seeking a convenient, low-maintenance lifestyle in a vibrant community. Schedule your showing today to see everything this exceptional unit has to offer!**

Inclusions: N/A  
Property Listed By: eXp Realty

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



