



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8710 HORTON Road #520, Calgary T2V 0P7**

MLS® #: **A2196604**      Area: **Haysboro**      Listing Date: **02/23/25**      List Price: **\$399,900**  
 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:

Finished Floor Area  
 Abv Sqft: **1,080**  
 Low Sqft:  
 Ttl Sqft: **1,080**

**Parkade, Unassigned**

DOM

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

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Breakfast Bar, Granite Counters, No Smoking Home, Vinyl Windows, Wired for Data**  
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Condo Fee: **\$648**  
 Title: **Fee Simple**  
 Fee Freq: **Monthly**

Zoning: **C-C2**

Legal Desc: **0812824**

Remarks

Pub Rmks:

Welcome to your dream home in London at Heritage Station! This beautiful 5th floor corner unit offers breathtaking SouthWest views and an abundance of natural light. With 1,080 sqft of living space, two spacious bedrooms, two full bathrooms, recently installed carpet and the rare advantage of two heated parkade parking stalls, this fully furnished apartment is the epitome of comfort and convenience. Step inside to discover an open concept living space that feels both airy and inviting. The large tile entrance greets you with two closets for ample storage, while the SouthWest-facing windows and balcony flood the home with sunshine. The heart of this home is the spacious kitchen, perfect for anyone who loves to cook or entertain. It features sleek granite countertops, a breakfast bar for casual meals, a stylish granite backsplash, black appliance package and plenty of cabinetry for all your storage needs. The tile flooring adds a touch of elegance to the space. The living and dining areas are a true highlight, offering generous space for both relaxation and entertaining. Large windows wrap around the room, creating a bright, inviting atmosphere. Plus, with air conditioning, you'll stay comfortable no matter the season. The private balcony, complete with a gas line for your BBQ, provides beautiful unobstructed views. You'll find two good-sized bedrooms, each offering a peaceful retreat. The primary bedroom is a true oasis, complete with a luxurious 4-piece ensuite for your privacy and comfort. The second bathroom is a convenient 3-piece with a walk-in shower, and both bathrooms boast granite countertops and tile flooring for a cohesive, upscale feel. This apartment truly has everything you need, including in-suite laundry for added convenience and those rare two heated parkade parking stalls - a feature you won't find in many units. And since it comes fully furnished, you can move in with ease and start enjoying your new home right away. London at Heritage Station provides an on-site concierge and 24 hr security. It's located just a block from Macleod Trail, providing easy access to a variety of restaurants, pubs, shopping, grocery stores, banks, and more. The Heritage LRT station is just steps away, ensuring quick commutes to downtown Calgary and beyond. The building boasts modern features like a rooftop patio and sunroom on the 17th floor with panoramic views of the Rocky Mountains and the city, plus convenient direct walking access to Save-On-Foods through the parkade. Nestled in the community of Haysboro with a blend of modern apartments, older homes, parks, and recreational facilities, this apartment appeals to both homeowners and renters seeking a well-connected urban lifestyle. You'll have everything you need right at your doorstep, making this the perfect place to call home.

Inclusions:

All Furniture & Mattresses (as-is), Gas Barbecue (as-is), TV in Living Room (as-is)

Property Listed By:

RE/MAX Real Estate (Mountain View)

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









