



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8880 HORTON Road #1414, Calgary T2V 2W3**

MLS® #: **A2197773**

Area: **Haysboro**

Listing Date: **02/27/25**

List Price: **\$295,000**

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: **812**  
Low Sqft:  
Ttl Sqft: **812**

DOM

**0**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Heated Garage, Parkade, Stall, Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick, Concrete, Stucco**  
Flooring: **Laminate, Tile, Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**  
Int Feat: **Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$469**  
Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **C-C2**

Legal Desc: **1010380**

Remarks

Pub Rmks:

**Welcome to London at Heritage Station! This beautifully updated 1-bedroom + den, 1-bathroom unit offers 812 sq. ft. of bright and airy living space with an open layout, 9-ft ceilings, and breathtaking unobstructed south-facing views. A standout feature is the rare, high-end air conditioning system (valued at over \$5,000), ensuring year-round comfort. The unit has been recently updated with brand-new vinyl plank flooring and a fresh coat of paint, making it move-in ready. Located on the 14th floor, this home is in a prime location with direct parkade access to Save-On-Foods, Tim Hortons, and the Shops at Heritage. The Heritage LRT Station is right across the street, making commuting a breeze. For outdoor lovers, nearby bike trails, Glenmore Reservoir, Fish Creek Park, and scenic green spaces offer endless recreation options. Plus, major shopping centers like Chinook Centre, Southcentre Mall, and Walmart are just minutes away, along with fantastic restaurants, pubs, and amenities. Don't miss out on this exceptional opportunity—schedule a viewing today!**

Inclusions:

NA

Property Listed By:

CIR Realty

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





