

# \$329,900 - 418, 8710 Horton Road Sw, Calgary

MLS® #A2215952

**\$329,900**

2 Bedroom, 2.00 Bathroom, 942 sqft

Residential on 0.00 Acres

Haysboro, Calgary, Alberta

Experience elevated urban living at London at Heritage Station, a well-established and highly desirable condominium in the heart of Haysboro. This spacious 2 Bedroom, 2 Bathroom home combines thoughtful upgrades, generous space, and an unbeatable location.

With 10-foot ceilings throughout, the entire unit feels open, bright, and welcoming. The Spacious Living and Dining Area flows seamlessly into a Kitchen finished with granite countertops and a breakfast bar. A Sunny South-Facing Balcony extends from the Living Room, bringing in natural light and outdoor access.

The Primary Bedroom includes its own private ensuite, while the well-sized second Bedroom is accompanied by with 4-piece Bath. Both bathrooms feature granite counters, and the home also includes in-suite Laundry for added convenience.

Enjoy peace of mind with recent upgrades, including a newer hot water tank (2024), 2-in-1 washer (2024), microwave hood fan (2024), and fridge (2023).

The Building's Exclusive Amenities include Underground Parking, a Rooftop Patio, Bike Storage, a Social Room, and ample Visitor Parking. It also offers a safe indoor walkway connecting directly to Save-On-Foods and Tim



Hortons.

With the Heritage LRT Station just steps away, getting around the city is a breeze. Youâ€™re also close to parks, schools, restaurants, cafes, CO-OP, banking services, and major shopping destinations, with downtown Calgary only 15 minutes away.

Whether you're a First-Time Buyer, Downsizer, or Investor, this unit offers exceptional value in a prime location. Don't Miss Out!

Built in 2008

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2215952          |
| Price          | \$329,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 942               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 418, 8710 Horton Road Sw |
| Subdivision | Haysboro                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2V 0P7                  |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Bicycle Storage, Secured Parking, Visitor Parking |
| Parking Spaces | 1  |

Parking                      Stall, Underground, Unassigned

**Interior**

Interior Features      Granite Counters, High Ceilings, Open Floorplan  
Appliances              Dishwasher, Dryer, Electric Stove, Refrigerator, Washer  
Heating                      Hot Water  
Cooling                      None  
# of Stories                21

**Exterior**

Exterior Features      BBQ gas line  
Construction            Brick, Concrete

**Additional Information**

Date Listed                April 30th, 2025  
Days on Market          118  
Zoning                      C-C2

**Listing Details**

Listing Office             Jessica Chan Real Estate & Management Inc.

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