

# \$399,900 - 1309, 8710 Horton Road Sw, Calgary

MLS® #A2213394

**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,051 sqft

Residential on 0.00 Acres

Haysboro, Calgary, Alberta

Step into the prestigious London at Heritage Station, a distinguished condo development in the vibrant heart of Haysboro. This exquisite CORNER UNIT WITH DOWNTOWN VIEW UNIT is among the more extensive floor plans available. It showcases expansive windows that frame breathtaking panoramic views of downtown Calgary—whether relaxing in your living room or savouring the scenery from your private balcony—the foyer and thoughtfully designed office nook offer ample storage and versatile space for various purposes. Beautifully finished with vinyl plank flooring, the open-concept living, dining, and kitchen areas create a welcoming ambiance perfect for entertaining guests. The sleek kitchen features granite countertops, a functional kitchen island with a breakfast bar, and state-of-the-art stainless steel appliances—all blending style with practicality. The dining area extends gracefully to the oversized balcony, making it an idyllic setting for summer BBQs or leisurely moments as you bask in the cityscape views. The spacious primary bedroom boasts a private ensuite for your comfort, while the generously sized second bedroom, offering versatility, could quickly transform into a home office or guest retreat. You can enjoy the in-suite laundry facilities as an added convenience. The building's exclusive amenities include secure underground parking, concierge services, a Rooftop Patio, a Bike storage room, a social room, ample visitor parking, and a safe indoor



walkway connecting directly to Save-On-Foods and Tim Hortons. Location is keyâ€”Heritage LRT Station is mere steps away, and schools, parks, coffee shops, and restaurants are within walking distance. Nearby shopping and entertainment venues are easily accessible, and downtown Calgary is just a swift 15-minute drive. Donâ€™t let this opportunity pass you by. Book your private showing today and step into a lifestyle of elegance and convenience!

Built in 2008

**Essential Information**

MLS® #	A2213394
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,051
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1309, 8710 Horton Road Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0P7

**Amenities**

Amenities	Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

## Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	None
# of Stories	21

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Stucco

## Additional Information

Date Listed	April 26th, 2025
Days on Market	74
Zoning	C-C2

## Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.