

# \$399,900 - 520, 8710 Horton Road Sw, Calgary

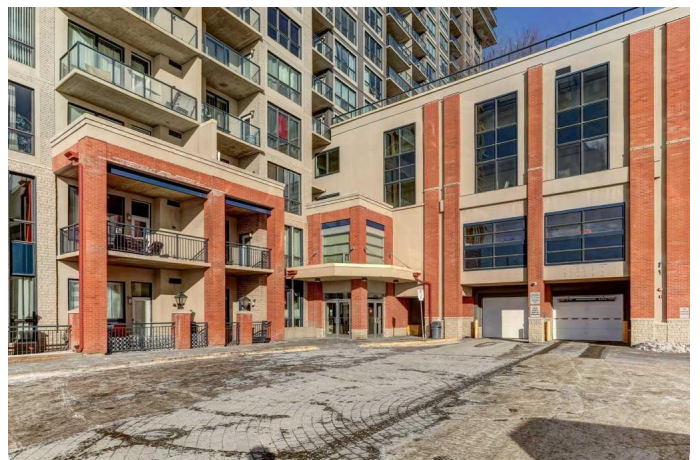
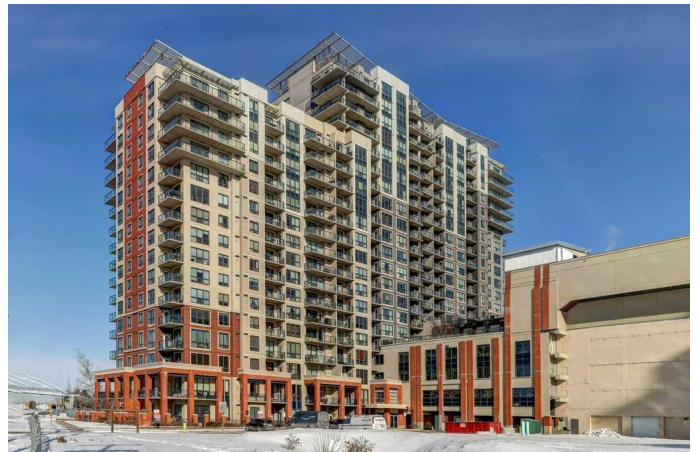
MLS® #A2196604

**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,080 sqft  
Residential on 0.00 Acres

Haysboro, Calgary, Alberta

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.

Built in 2008

### **Essential Information**

MLS® #	A2196604
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,080
Acres	0.00

Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	520, 8710 Horton Road Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0P7

### **Amenities**

Amenities	Elevator(s), Parking, Secured Parking, Trash, Visitor Parking, Bicycle Storage, Roof Deck
Parking Spaces	2
Parking	Parkade, Unassigned

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, No Smoking Home, Vinyl Windows, Wired for Data
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	Wall Unit(s)
# of Stories	21

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Concrete

### **Additional Information**

Date Listed	February 23rd, 2025
Days on Market	18
Zoning	C-C2

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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