

# \$365,000 - 607, 8880 Horton Road Sw, Calgary

MLS® #A2187623

**\$365,000**

2 Bedroom, 2.00 Bathroom, 976 sqft

Residential on 0.00 Acres

Haysboro, Calgary, Alberta

Looking for a turn key investment in a great location and highly desirable condo building? Welcome to Unit 607 - 8880 Horton RD at the London at Heritage Station highrise. This large 2-bedroom, 2-bathroom Dover model offers an urban living experience with amazing convenience. Move-in ready, this clean and vacant unit boasts over 975 sqft, providing ample space for first-time buyers or those looking to downsize. The condo features large open living areas, a functional kitchen with an eating bar, granite countertops, rich dark maple cabinetry, and a full-height tile backsplash. The private balcony, equipped with a gas line for your BBQ, invites you to enjoy outdoor relaxation and entertaining. Large windows in every room bathe the space in natural light, enhancing the cozy ambiance. In-suite laundry, with a stacked washer/dryer combo, adds everyday convenience. The primary bedroom is accompanied by a full 4-piece ensuite, ensuring a private and comfortable living experience. Residents benefit from secure underground parking, 24/7 security, concierge services, and exclusive access to the serene rooftop sunroom and outdoor garden/patio on the 17th floor. Situated just steps away from a plethora of amenities, including direct heated parkade access to Save On Foods, Tim Hortons, boutique shops, restaurants, and other services, the location of this condo epitomizes ease of living. Seize the opportunity to immerse yourself in urban luxury and



connectivity at 607 8880 Horton Rd SW.  
These concrete high-rise condos "London at Heritage Station" are some of the best valued in the city! Come see it today! QUICK POSSESSION available!

Built in 2010

### Essential Information

MLS® #	A2187623
Price	\$365,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	976
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address	607, 8880 Horton Road Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2W3

### Amenities

Amenities	Bicycle Storage, Clubhouse, Community Gardens, Elevator(s), Parking, Secured Parking, Service Elevator(s), Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Assigned, Parkade, Underground

### Interior

Interior Features	Breakfast Bar, Open Floorplan, See Remarks, Tankless Hot Water, Vinyl Windows
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	High Efficiency, Hot Water, Natural Gas
Cooling	None
# of Stories	21

### **Exterior**

Exterior Features	Gas Grill
Roof	Tar/Gravel
Construction	Brick, Concrete, Stone

### **Additional Information**

Date Listed	January 15th, 2025
Days on Market	77
Zoning	C-C2

### **Listing Details**

Listing Office	eXp Realty
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