

# \$289,900 - 2006, 8880 Horton Road Sw, Calgary

MLS® #A2218716

**\$289,900**

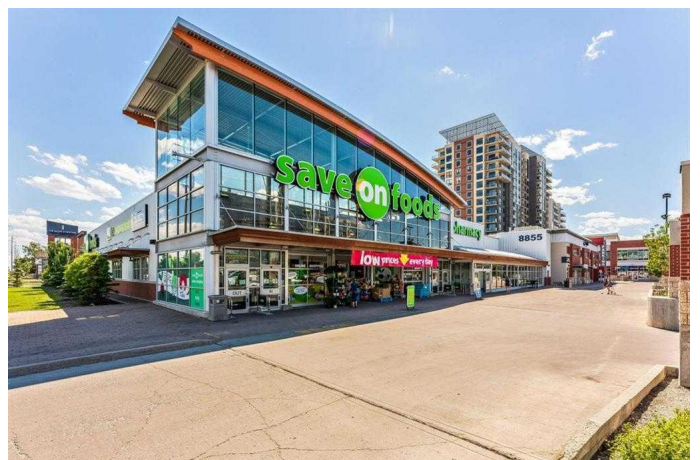
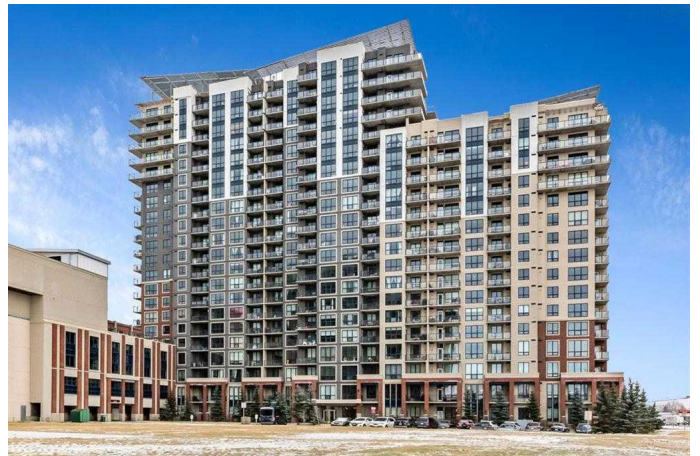
1 Bedroom, 1.00 Bathroom, 701 sqft

Residential on 0.00 Acres

Haysboro, Calgary, Alberta

Welcome to London at Heritage Station, one of the best locations in Town—we are offering one bedroom + Study on the 20th Flr, south facing with breathtaking views of the mountains. This unit is freshly painted, new Luxury Vinyl plank (no carpet) and new light fixtures. This bright and open-concept floor plan showcases floor-to-ceiling windows, filling the space with natural light and offering stunning views of Mountains. The modern kitchen is equipped with granite countertops, a tile backsplash, tile flooring, and stainless steel appliances (2 years old). A spacious private patio, accessed through French doors, is perfect for relaxing or entertaining outdoors. The cleverly separated sleeping area accommodates a queen-sized bed and includes new LVP flooring and spacious closet.

The stylish 4-piece bathroom features elegant finishes and a deep soaker tub. Additional highlights include in-suite laundry with extra storage. Residents of London at Heritage Station enjoy premium amenities such as a rooftop terrace and a social lounge/library on the 17th floor with panoramic city views. The building also offers an indoor walkway to Save-On-Foods and Tim Hortons, heated underground parking, and ample visitor parking. Ideally located just steps from the Heritage LRT Station and close to shopping, dining, and entertainment, this unit is perfect for first-time buyers or investors seeking exceptional value in a prime location.



Don't miss your chance to schedule your private showing today!

Built in 2010

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2218716          |
| Price          | \$289,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 701               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2006, 8880 Horton Road Sw |
| Subdivision | Haysboro                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2V2X4                    |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | Car Wash, Elevator(s), Park, Playground |
| Parking Spaces | 100                                     |
| Parking        | Parkade, Underground                    |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Elevator, Granite Counters, High Ceilings, Open Floorplan    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator |
| Heating           | High Efficiency                                              |
| Cooling           | Other                                                        |
| # of Stories      | 21                                                           |

**Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony, BBQ gas line  |
| Construction      | Brick, Concrete, Stone |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 86            |
| Zoning         | C-C2 f4.0h80  |
| HOA Fees       | 407           |
| HOA Fees Freq. | MON           |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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