

\$310,000 - 1614, 8710 Horton Road Sw, Calgary

MLS® #A2233817

\$310,000

1 Bedroom, 1.00 Bathroom, 820 sqft

Residential on 0.00 Acres

Haysboro, Calgary, Alberta

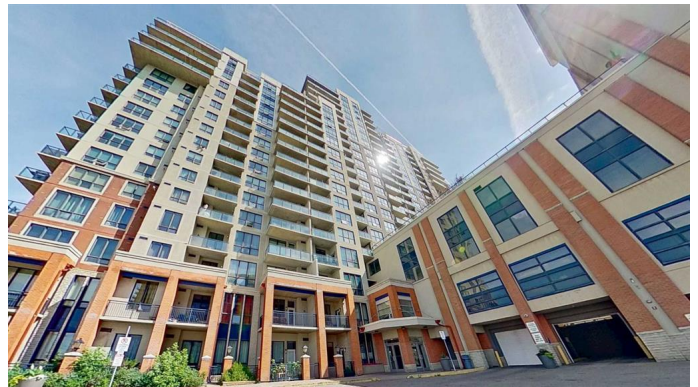
Modern, Renovated 1-Bed + Den with
Mountain Views at London at Heritage Station

Welcome to Unit 1614 in the desirable London at Heritage Station – a beautifully renovated 1-bedroom plus large den/flex room, 1-bath condo offering breathtaking south-facing views of the mountains from the 16th floor.

This bright, modern unit showcases pride of ownership with thoughtful upgrades throughout: luxury vinyl plank flooring, custom painted cabinetry, a sleek quartz waterfall kitchen island with a matching bathroom counter, and a stylish subway tile backsplash. The stainless steel appliances, wall-mounted electric fireplace, and included TV add functionality and comfort, while the feature wallpaper in the living room adds a sophisticated designer touch.

The open-concept layout with 9-foot ceilings creates an airy, welcoming space ideal for both everyday living and entertaining. The generous den/flex room is perfect for a home office, a formal dining area, or can easily accommodate a Murphy bed for overnight guests. Step outside onto your private balcony, complete with a gas BBQ hookup, and enjoy uninterrupted southern exposure and beautiful mountain views.

The primary bedroom includes a walk-through closet that leads to the 4-piece bathroom via a



convenient pocket door, offering a private ensuite feel. For added flexibility and guest access, the bathroom can also be entered directly from the hallway.

In-suite laundry adds everyday convenience, and thoughtful storage solutions help keep your space clutter-free.

This well-managed, energy-efficient building offers an array of features designed for a modern lifestyle, including heated indoor parking, bike storage, a concierge service from Monday to Friday, three high-speed elevators, and 24-hour security. Youâ€™ll also love the 17th-floor sunroom terrace, where you can relax and take in panoramic city and mountain views.

The unit also includes a secure, heated parking stall and from the fourth floor, thereâ€™s heated indoor access to The Shops at Heritage, home to Save-On-Foods, Tim Hortonâ€™s and other essential services. The Heritage LRT Station is just across the street, providing fast and easy transit and the building has 24/7 security offering peace of mind.

Currently tenant-occupied, this unit also presents an excellent opportunity for investors, as the current tenant has expressed interest in continuing to rent the suite.

Whether you're a savvy investor, or someone looking to live in a vibrant, walkable community with unmatched transit access, this updated condo delivers outstanding value, comfort, and convenience in one stylish package.

Built in 2008

Essential Information

MLS® #	A2233817
Price	\$310,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	820
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1614, 8710 Horton Road Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V4C6

Amenities

Amenities	Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	21

Exterior

Exterior Features	Balcony
Construction	Brick

Additional Information

Date Listed	July 23rd, 2025
Days on Market	11
Zoning	C-C2 f4.0h80

Listing Details

Listing Office	ComFree
----------------	---------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.