



## 8710 Horton Road Calgary Alberta

\$289,000

Welcome to The London at Heritage Station! This bright and affordable luxury condo, located on the 5th floor, offers stunning views of Downtown Calgary. The one-bedroom + den unit is bathed in natural light thanks to its large windows. The kitchen is a delight with granite countertops, a breakfast bar, black appliances, and a stylish tiled floor. The spacious living and dining area seamlessly opens onto a private balcony, where you can enjoy fantastic downtown views, a gas BBQ hookup, and ample privacy. The den is suitable for many applications. Additional highlights include: A good-sized 4-piece bathroom, in-suite laundry with storage, convenient and practical. Heated Common Parking is included for one vehicle and another stall can be rented if needed. for added comfort during colder months. The building itself features exceptional amenities: Patio & Sunroom on the 17th Floor: Enjoy panoramic views of the Rocky Mountains and Calgary's downtown skyline. On-Site Conveniences: Coffee shops, restaurants, and a grocery store are all within easy reach, enhancing your living experience. Heritage LRT Station: Easily accessible via a pedestrian bridge, ensuring a convenient commute and increasing rental desirability. Experience luxury living at The London at Heritage Station, where comfort and convenience meet breathtaking views. Book a showing today with your favorite Realtor! (id:6769)

Living room 11.33 Ft x 9.50 Ft

Dining room 11.25 Ft x 8.67 Ft

Kitchen 10.25 Ft x 9.42 Ft

Primary Bedroom 11.25 Ft x 12.50 Ft

4pc Bathroom 4.92 Ft x 8.75 Ft

Den 6.17 Ft x 9.33 Ft

Other 3.92 Ft x 4.58 Ft

Laundry room 5.08 Ft x 4.00 Ft

Listing Presented By:



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**Mirror**

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