



## 8880 Horton Road Calgary Alberta

\$285,000

Welcome to the London at Heritage Station Towers. Located on the 17th floor with amazing views of Calgary! Perfect for Investors, condo living and/or first time home buyers! This unit features an open concept floor plan, large windows that provide plenty of natural light, LVP flooring, granite countertops 9 ft ceilings. It is a one bedroom PLUS den, which can be used as a guest bedroom or office. Full 4-piece bathroom, as well as in-suite laundry! The patio offers views of the Calgary Skyline towards Heritage C-train and Downtown. It also comes with a gas hookup for your BBQ or take a break and enjoy a good breath of fresh air. The building is very well-managed with a healthy reserve fund and offers a range of amenities, including an atrium, recreation/party room, heated indoor parking, bike storage, and lobby concierge and security. The location is unbeatable, with many restaurants, grocery stores, shops, and professional services located only steps away from the building. The Heritage C-Train station is also nearby, as well as bus routes, making transportation convenient and accessible. Enjoy easy access from the same level as your unit to the common rooftop terrace which is another great spot for residents to relax and take in the views. This unit is a great choice for anyone looking for a spacious, functional, and modern living space in a convenient location with plenty of amenities. (id:6769)

Kitchen 8.92 Ft x 7.83 Ft

Living room 19.25 Ft x 11.17 Ft

Primary Bedroom 14.00 Ft x 10.00 Ft

Den 9.83 Ft x 6.50 Ft

4pc Bathroom 8.67 Ft x 5.00 Ft

Listing Presented By:



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**Mirror**

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