



8880 Horton Road Calgary Alberta

\$279,900

Welcome home to LONDON at Heritage! Your incredible opportunity to own one of the most conveniently located condominiums in south Calgary, with an abundance of features and surrounding amenities. This one-bed, plus den and ensuite laundry condo unit is perfect for a first time buyer or investor looking to position themselves outside of the downtown core, but with the ease of access located right on McLeod Trail or a few minutes walk away from the pedestrian overpass to the Heritage LRT Station. This well-appointed suite features unobstructed south-facing views with an open concept layout that includes a functional office/den, large windows beaming in plenty of sunlight across the whole unit, a sizeable bedroom with inset ceiling pot lights, 4-piece bathroom, a large kitchen island with ample granite countertop space, wood cabinets that includes deep drawers, oversized floor-to-ceiling front entrance mirror and ensuite laundry. UPGRADES have also been made to this condo unit including the installation of a Rinnai combination boiler and hot water system (unlike many of the original discontinued Baxi units in the building - giving you piece of mind for years to come), and a BUILT-IN A/C unit for those warm summer days. The balcony also features a natural gas BBQ outlet! This property is attached to a plethora of shopping / restaurant / personal care amenities for your convenience and has direct entry into Save-On-Foods through the shared parking garage without having to go outside! Don't forget secured bike storage and 17th floor sunroom with a rooftop terrace for entertaining out of unit on those warm summer evenings! Parking for residents is located in the heated and secured parking garage. With so many parks, schools and amenities nearby, plus the convenience of being close to key travel corridors, this property is perfect for those on the go. Book your private showi...

Primary Bedroom 11.50 Ft x 15.00 Ft

Living room 11.83 Ft x 11.33 Ft

Dining room 11.33 Ft x 6.58 Ft

Kitchen 10.58 Ft x 8.67 Ft

4pc Bathroom 6.25 Ft x 8.83 Ft

Other 8.00 Ft x 5.92 Ft

Office 9.92 Ft x 6.08 Ft

Laundry room 4.92 Ft x 4.00 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Mountain View)

<https://www.re-calgary.com/>



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