



## 8880 Horton Road Calgary Alberta

\$359,900

Looking for a turn-key investment or your first home in a well-connected location? Welcome to Unit 607 - 8880 Horton Rd SW, a spacious 2-bedroom, 2-bathroom Dover model in the sought-after London at Heritage Station high-rise. With over 975 sqft of smartly designed living space, this move-in ready and vacant unit is ideal for first-time buyers and savvy investors alike. Step into a bright, open-concept layout featuring large windows in every room, bathing the space in natural light. The functional kitchen is equipped with granite countertops, dark maple cabinets, a full-height tile backsplash, and a convenient eating bar -- perfect for hosting or casual meals. The private balcony comes with a gas line hookup, ready for summer BBQs and quiet evenings outdoors. The primary bedroom includes a 4-piece ensuite, while the second bedroom offers great flexibility for guests, roommates, or a home office. Additional highlights include in-suite laundry with a stacked washer/dryer, secure underground parking, 24/7 security, and concierge service. Residents enjoy exclusive access to the rooftop sunroom and outdoor garden patio on the 17th floor -- an urban oasis with sweeping views. What sets this location apart? Direct heated parkade access to Save-On-Foods, plus steps to Tim Hortons, boutique shops, restaurants, and transit. These concrete high-rise condos are among the best values in Calgary, with excellent rental potential and unmatched everyday convenience. Don't miss this opportunity -- quick possession available! (id:6769)

Kitchen 9.50 Ft x 12.08 Ft

Bedroom 11.17 Ft x 10.25 Ft

Living room 11.25 Ft x 14.25 Ft

4pc Bathroom 4.92 Ft x 8.58 Ft

Dining room 11.17 Ft x 11.50 Ft

4pc Bathroom 5.00 Ft x 8.33 Ft

Primary Bedroom 10.50 Ft x 11.92 Ft

Listing Presented By:



Originally Listed by:  
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