



8710 Horton Road Calgary Alberta

\$250,000

Welcome Home! An exceptional opportunity for your next home or for an investment property with an existing renter! This premium condo in London at Heritage Station features an excellent open concept floor plan with huge windows and magnificent downtown views. You will enjoy cooking in your gourmet kitchen with quartz countertops, undermount sink and there is abundant cabinet space in the kitchen. Sunlight flows into this condo making it very bright and relaxing. Your convenient and private North facing balcony has striking views of downtown and a natural gas line for your BBQ. Unwind in your large primary bedroom which is spacious and has room for a king sized bed and furniture. The open concept living area is great for entertaining. There is a four piece full bathroom. Your condo features a private area for your home office. Further added convenience is the in-suite laundry with an upgraded full size Samsung washer and dryer. Premium concrete construction provides an excellent sound barrier. This prime condo building includes 24-hour security and a dedicated concierge. One parking stall is included with flexible parking on the first three levels of the heated parkade and there is secure bike storage. The 17th floor common area has a library, study and social area which is linked to a roof top terrace with gardens offering mountain and city views. An excellent location within walking distance to the Heritage LRT station making for easy direct access to downtown. This Haysboro location is also strategically located close to parks, pathways, restaurants, an underground passageway to Save-on-Foods, close proximity to Co-op grocery shopping, Tim Horton's and recreation facilities. Within an 8 minute drive is the Rockyview Hospital, Chinook Centre and Southcentre Mall. Call today to make this gem of a condo your own! (jd:6769)

Kitchen 9.67 Ft x 8.83 Ft

Living room 12.25 Ft x 11.25 Ft

Dining room 7.50 Ft x 6.42 Ft

Primary Bedroom 12.58 Ft x 11.17 Ft

4pc Bathroom 8.67 Ft x 4.92 Ft

Foyer 10.17 Ft x 4.92 Ft

Den 9.83 Ft x 6.17 Ft

Laundry room 5.17 Ft x 4.00 Ft

Other 11.00 Ft x 6.00 Ft

Listing Presented By:



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