



## 8880 Horton Road Calgary Alberta

\$265,000

Welcome to London at Heritage Station, ideally located for young urban professionals. London offers excellent convenience with direct access through the parkade to Save-On-Foods, Starbucks, Pet-Value and more at the "Shops at Heritage" right next door. Heritage LRT Station is a 10-minute walk, providing quick and easy transit access. Calgary's excellent pathway system is easily accessible for outdoor enthusiasts; Glenmore Reservoir and Fish Creek Park are just some of the endless options for recreation. Major shopping centres such as Deerfoot Meadows, Chinook & South Centre Malls, and Walmart & Superstore are only minutes away, along with various restaurants, pubs, and amenities. This large 700+ sqft one-bedroom, one-bath unit features a well-appointed kitchen with a brand-new over-the-range microwave and plenty of cabinet space. The Granite peninsula is perfect for casual dining or meal prep. The in-suite laundry room also offers a new European washer/dryer combo, allowing for extra storage. A large living area makes entertaining a breeze, and if you need additional space, walk on down to the sunroom and rooftop terrace, easily accessible from your 17th-floor unit. The balcony offers views over south Calgary and a gas line for easy barbecuing. The unit includes one unassigned parking stall in the heated parkade and access to bike storage on the main level. Dedicated concierge service, 24-hour security, and three high-speed elevators are available. Freshly painted and ready for move-in, it is perfect for first-time home buyers or investment rentals. Immediate possession means you can be in before the holidays or have a tenant in place by January. (id:6769)

Kitchen 11.00 Ft x 9.83 Ft

Living room/Dining room 23.83 Ft x 11.33 Ft

Primary Bedroom 11.25 Ft x 15.00 Ft

4pc Bathroom 6.25 Ft x 8.50 Ft

Listing Presented By:



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eXp Realty

<https://ianmorris.ca/>

**RE/MAX Realty Professionals**

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