



8880 Horton Road Calgary Alberta

\$385,000

Welcome to Unit 909 at 8880 Horton Road SW, located in the sought-after London at Heritage Station. This spacious Westminster Model corner unit offers nearly 1,050 sq ft of functional living space, featuring 2 bedrooms, 2 bathrooms, and a desirable NE exposure that fills the unit with natural light. The open-concept layout includes a kitchen with granite countertops, an undermount sink, and full-height cabinets, providing ample storage and workspace. The primary bedroom features a private 4-piece ensuite, while the second bedroom offers flexibility as a guest room or home office. A brand-new high-efficiency RINNAI hot water on-demand boiler (\$6,500 upgrade) enhances the radiant heating and ensures instant hot water. Enjoy allergy free living with this heating system as there is less dust and it's energy efficient! Step out onto your private balcony with a gas line for BBQs and enjoy views of the convenient shopping plaza below. Feel like Steak? Walk through the heated 4th level parkade to Save-On Foods in your PJ's and grab fresh groceries at your convenience! The location is truly unmatched, with direct access to The Shoppes at London Plaza featuring grocery stores, restaurants, and essential services. The Heritage C-Train station is just steps away, connected by a pedestrian bridge for seamless commuting to downtown Calgary and beyond. Additional amenities include heated underground parking, secure bike storage, a rooftop terrace, and a common sunroom. This property is ideal for buyers seeking a convenient, low-maintenance lifestyle in a vibrant community. Schedule your showing today to see everything this exceptional unit has to offer! (id:6769)

Primary Bedroom 11.58 Ft x 11.75 Ft
 Living room 22.08 Ft x 12.25 Ft
 Dining room 9.92 Ft x 7.00 Ft
 3pc Bathroom 6.67 Ft x 8.33 Ft

Bedroom 11.08 Ft x 11.08 Ft
 Kitchen 11.42 Ft x 6.33 Ft
 Laundry room 3.92 Ft x 3.08 Ft
 4pc Bathroom 8.75 Ft x 4.92 Ft

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