

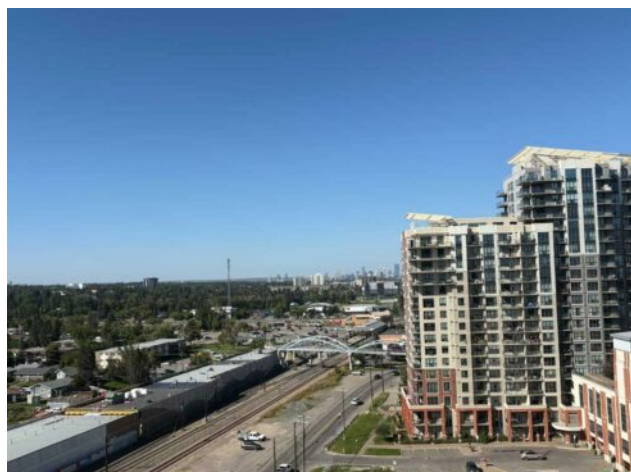


DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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1315, 8880 Horton Road SW
Calgary, Alberta

MLS # A2251456



\$225,000

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	500 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 301
Basement:	-	LLD:	1-21-23-W5
Exterior:	Concrete	Zoning:	C-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features		

Inclusions: Seller would like to sell furniture in the unit at a reasonable price.

Welcome to London at Heritage Station! This spacious 1-bedroom unit on the 13th floor offers spectacular downtown skyline views through oversized windows that flood the space with natural light. The open-concept layout features a modern kitchen with rich cabinetry and open kitchen, flowing seamlessly into the living and dining areas—perfect for entertaining. The primary bedroom is generously sized with washer/dryer in unit, great convenience! Enjoy your morning coffee on the private balcony while taking in the cityscape. This secure, pet-friendly concrete building includes underground parking, 24-hour security, bike storage, and in-suite laundry. Ideally located just steps to the Heritage LRT station, Save-On-Foods, Tim Hortons, and numerous shops and restaurants, with quick access to Macleod Trail and downtown. An excellent opportunity for first-time buyers, professionals, or investors seeking a well-managed condo in a highly convenient location.