

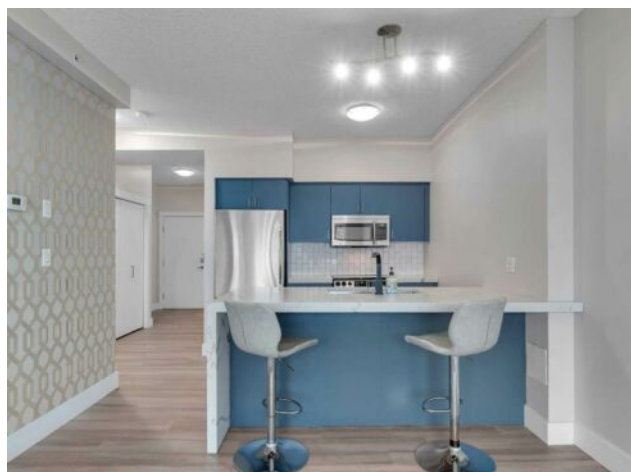


DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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1614, 8710 Horton Road SW
Calgary, Alberta

MLS # A2254696



\$295,900

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	823 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Tar/Gravel

Basement: -

Exterior: Brick, Concrete, Stucco

Foundation: -

Features: Breakfast Bar, Elevator, Kitchen Island, Open Floorplan, Storage

Water: -

Sewer: -

Condo Fee: \$ 492

LLD: -

Zoning: C-C2 f4.0h80

Utilities: -

Inclusions: Fireplace,

Welcome to this beautifully renovated 1-bedroom + den condo located on the 16th floor of London at Heritage Station, offering over 800 sq. ft. of stylish living space and stunning south-facing mountain views. This bright, modern unit features an exceptional open-concept floor plan with 9 ft ceilings, large windows, and luxury vinyl plank flooring throughout. The fully updated kitchen is a standout, showcasing two-tone custom cabinetry, quartz countertops, a massive white waterfall island, and stainless steel appliances, all open to the spacious living room with a picture-frame electric fireplace. Patio doors lead out to your private balcony, complete with gas BBQ hookup, perfect for enjoying the incredible views. The versatile den/flex space is ideal for a home office, dining area, or guest space. The primary bedroom offers a walk-through closet and access to the beautifully updated full bathroom with modern finishes and quartz counters. Additional highlights include in-suite laundry with extra storage, an underground parking stall, and access to excellent building amenities such as bike storage, concierge service, and a 17th-floor rooftop sunroom and terrace. Enjoy heated indoor access to the Shops at Heritage and the convenience of the C-Train station just across the street. Close to shopping, trendy restaurants, schools, and more — this immaculate unit is a must-see!