

# \$267,000 - 805, 8880 Horton Road Sw, Calgary

MLS® #A2230270

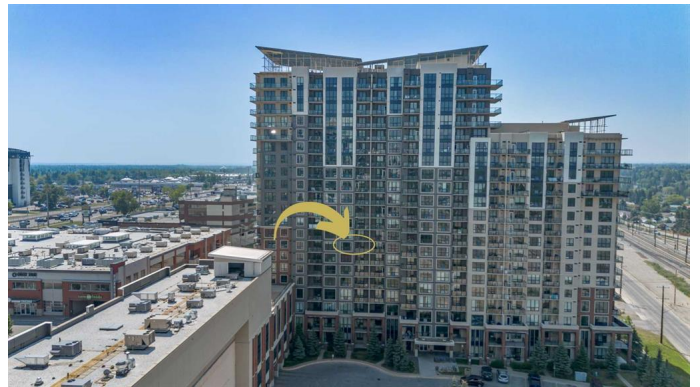
**\$267,000**

1 Bedroom, 1.00 Bathroom, 703 sqft

Residential on 0.00 Acres

Haysboro, Calgary, Alberta

Welcome to London at Heritage Station, an ideal location 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 a few of the numerous options for recreation. Major shopping centres, such as Deerfoot Meadows, Chinook, and South Centre Malls, as well as Walmart and Superstore, are only minutes away, along with various restaurants, pubs, and amenities. This large 700+ sqft one-bedroom + Den unit features a well-appointed kitchen and plenty of cabinet space. The Granite peninsula is perfect for casual dining or meal prep. The in-suite laundry room also offers a stacked washer & dryer, allowing for extra storage. A large living area makes entertaining a breeze, and if you need additional space, the rooftop terrace and sunroom are easily accessible in the 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. It is ideal for first-time home buyers or investors seeking rental



properties.

Built in 2010

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2230270          |
| Price          | \$267,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 703               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 805, 8880 Horton Road Sw |
| Subdivision | Haysboro                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2V 2W3                  |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Roof Deck, Trash, Visitor Parking, Community Gardens |
| Parking Spaces | 1                                                                          |
| Parking        | Parkade, Unassigned                                                        |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Tankless Hot Water                         |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Boiler                                                                      |
| Cooling           | None                                                                        |
| # of Stories      | 21                                                                          |

**Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Concrete              |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 3               |
| Zoning         | C-C2 f4.0h80    |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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