

**1306, 8710 Horton Road SW**  
**Calgary, Alberta**
**MLS # A2219038**

**\$284,000**

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	704 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Unassigned		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 427
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** n/a

Welcome to this bright and stylish 1-bedroom + den unit in the popular London at Heritage complex — the perfect blend of comfort, convenience, and urban living! This well-designed condo features a functional kitchen with granite countertops, new laminate flooring, and massive west-facing windows that flood the space with natural light. Stay cool in the summer with a built-in A/C wall unit, and enjoy the flexibility of a den—ideal for a home office, guest space, or extra storage. You’ll love the unbeatable location: just steps to the Heritage C-Train Station, shopping, trendy restaurants, and major roadways for easy commuting. Whether you’re a first-time buyer, downsizer, or investor, this is a fantastic opportunity to own in one of Calgary’s most connected communities. Book your showing today!