

# \$279,900 - 902, 8880 Horton Road Sw, Calgary

MLS® #A2204330

**\$279,900**

1 Bedroom, 1.00 Bathroom, 711 sqft  
Residential on 0.00 Acres

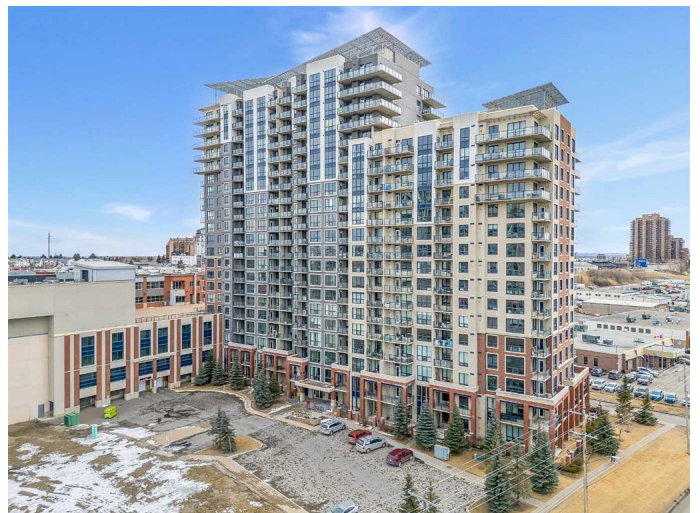
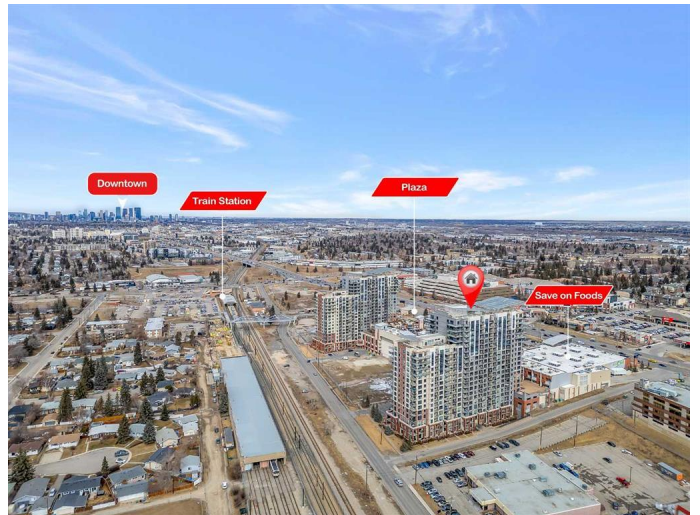
Haysboro, Calgary, Alberta

Welcome home to LONDON at Heritage! Your incredible opportunity to own one of the most conveniently located condominiums in south Calgary, with an abundance of features and surrounding amenities.

This one-bed, plus den and ensuite laundry condo unit is perfect for a first time buyer or investor looking to position themselves outside of the downtown core, but with the ease of access located right on McLeod Trail or a few minutes walk away from the pedestrian overpass to the Heritage LRT Station.

This well-appointed suite features unobstructed south-facing views with an open concept layout that includes a functional office/den, large windows beaming in plenty of sunlight across the whole unit, a sizeable bedroom with inset ceiling pot lights, 4-piece bathroom, a large kitchen island with ample granite countertop space, wood cabinets that includes deep drawers, oversized floor-to-ceiling front entrance mirror and ensuite laundry.

UPGRADES have also been made to this condo unit including the installation of a Rinnai combination boiler and hot water system (unlike many of the original discontinued Baxi units in the building - giving you piece of mind for years to come), and a BUILT-IN A/C unit for those warm summer days. The balcony also features a natural gas BBQ outlet!



This property is attached to a plethora of shopping / restaurant / personal care amenities for your convenience and has direct entry into Save-On-Foods through the shared parking garage without having to go outside! Don't forget secured bike storage and 17th floor sunroom with a rooftop terrace for entertaining out of unit on those warm summer evenings!

Parking for residents is located in the heated and secured parking garage.

With so many parks, schools and amenities nearby, plus the convenience of being close to key travel corridors, this property is perfect for those on the go. Book your private showing today and see what London at Heritage can offer you TODAY!

Built in 2010

### **Essential Information**

MLS® #	A2204330
Price	\$279,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	711
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	902, 8880 Horton Road Sw
Subdivision	Haysboro
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2V 2W3

### **Amenities**

Amenities	Elevator(s), Parking, Roof Deck, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Unassigned

### **Interior**

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Boiler, Natural Gas
Cooling	Sep. HVAC Units
# of Stories	21

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Concrete, Stucco

### **Additional Information**

Date Listed	March 22nd, 2025
Days on Market	3
Zoning	C-C2

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.