

\$409,900 - 1309, 8880 Horton Road Sw, Calgary

MLS® #A2113428

\$409,900

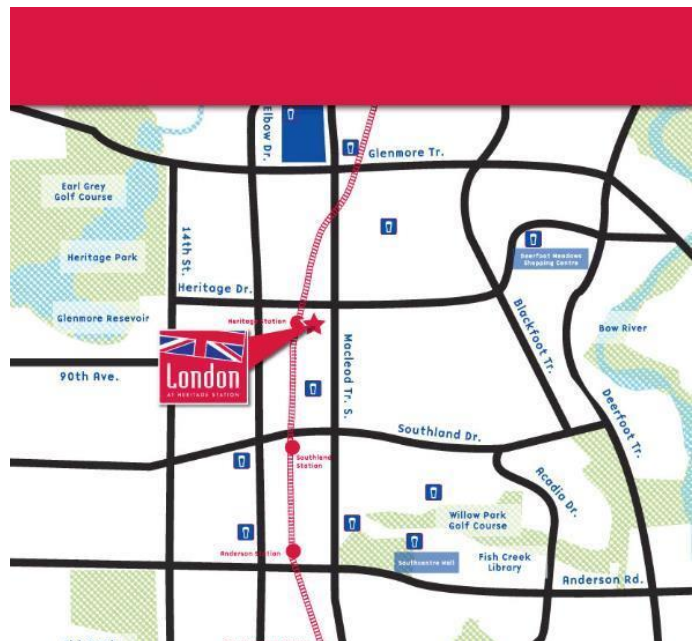
2 Bedroom, 2.00 Bathroom, 1,044 sqft

Residential on 0.00 Acres

Haysboro, Calgary, Alberta

1st time on market! 1309 8880 Horton RD SW! Welcome to London at Heritage Station™s 13th-floor Corner end-unit offering almost 1050 sqft of bright and wide-open living space! This clean & bright unit features a ton of windows that bring in an abundance of natural light. You™ll appreciate the layout with the large entry foyer designed for a small work station or seating area with two spacious closets (or insuite storage). As you pass through the entrance, you™ll notice the stacked insuite laundry, open kitchen with granite counters, undermount sink, full height cabinets and the wide open living room and dining area that functionally separate the bedrooms.

The large primary bedroom offers a four-piece bathroom ensuite. The second bedroom is also a good size and can also be used as a large home office. The generously sized private balcony comes with a gasline hookup for your BBQ needs and overlooks the onsite Shopping area. Enjoy the convenience with The Shoppes at London Plaza's restaurants, grocery store, pet store, salons, and other essential services only steps away. The Heritage C-train station is connected by a pedestrian bridge for your convenience and easy transportation to downtown Calgary, Universities and much more! Additional amenities include heated underground parkade, secure bike storage, a common sunroom, and a rooftop terrace. Some perks, including direct access to Save on Foods through the heated parkade means you can



shop in your pajamas if you need to access the pharmacy or grab some milk and eggs! ALL THIS AND MORE VALUE at this condo building make it a highly desirable location for investors, first time buyers, empty nesters and more! Call today to book a private showing as these units donâ€™t last long!

Built in 2010

Essential Information

MLS® #	A2113428
Price	\$409,900
Sold Price	\$415,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,044
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1309, 8880 Horton Road Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2W3

Amenities

Amenities	Bicycle Storage, Clubhouse, Community Gardens, Elevator(s), Parking, Secured Parking, Service Elevator(s), Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Assigned, Parkade, Underground

Interior

Interior Features	Granite Counters, No Smok Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Washer
Heating	High Efficiency, Hot Water, N
Cooling	None
# of Stories	21

Exterior

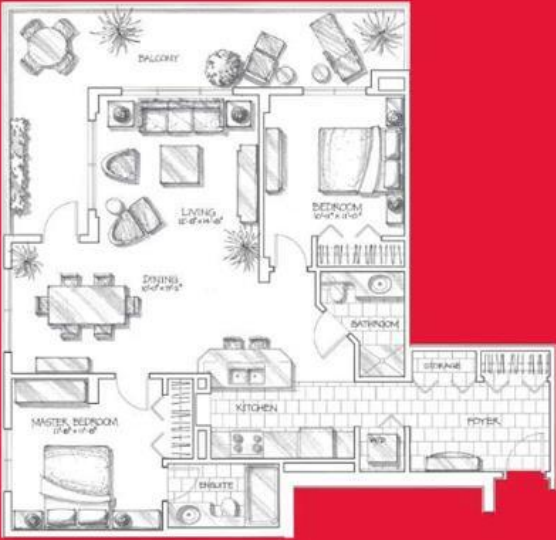
Exterior Features	Gas Grill
Roof	Tar/Gravel
Construction	Brick, Concrete, Stone

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 11th, 2024
Days on Market	3
Zoning	C-C2 f4.0h80
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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Westminster TWO BEDROOM 1,093 SQ. FT.

floors 1-4 floors 5-6 floors 7-14 floors 17-21

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