

\$299,800 - 1213, 8710 Horton Road Sw, Calgary

MLS® #A2113897

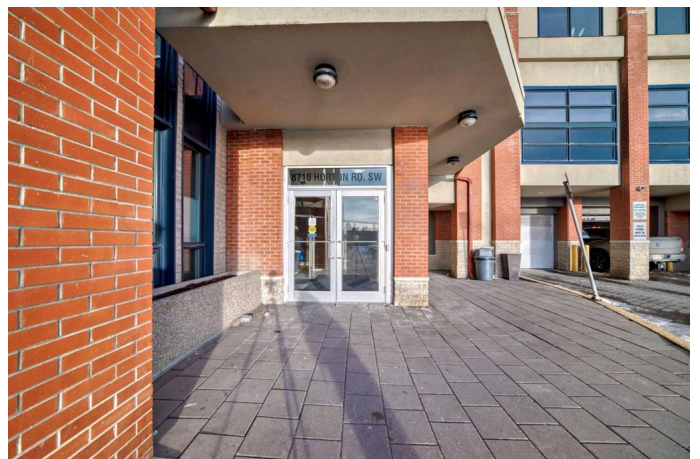
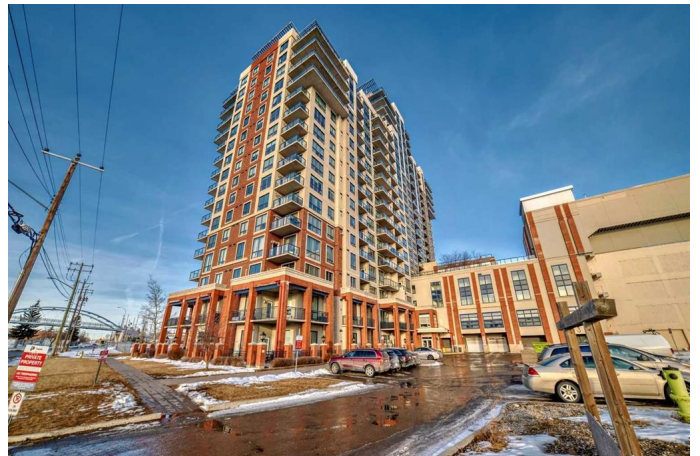
\$299,800

1 Bedroom, 1.00 Bathroom, 834 sqft

Residential on 0.00 Acres

Haysboro, Calgary, Alberta

Amazing and rare opportunity to call this luxurious spacious one bedroom plus den unit your new home. With 834 sqft of space, this is one of the bigger one bedroom plus den (97 sqft) units in the building. One bedroom units of this size are rarely available in the building. Not only do you get the North facing unobstructed view of down town from the 12th floor, as a little bonus, you get to see the lit-up CP Holiday train coming and going in December every year - all right from the comfort of your living room! This unit has a good size den, one of the larger dens among all the units in the London Condos. Its large size is big enough to easily converted to fit a queen size bed and nightstands. The large den can be set up as a sizable office with seating area for guests, or a roomy workstation for all your hobby needs. There are lots of updates including garburator (not all units have garburator), upgraded front load washer/dryer, newly installed Vinyl Plank flooring in 2021, newer stainless steel fridge installed in 2022 and stainless steel dishwasher installed in 2023. Updated faucet cartridge completed in March 2024. This building is pet friendly and comes with underground heated parking and bike storage rooms. Located conveniently with Heritage bus terminal and C-Train station across the building, Save-on-Food accessible from parkade. A few minutes drive to Walmart, Superstore, Safeway, Costco, Ikea and T&T Supermarket etc. Tenant occupied, tenant's



right, 24 hours notice showing only on Mon,
Wed, Fri 5-8pm, Sat 2-8pm, lease will expire
on June 30, 24.

Built in 2008

Essential Information

MLS® #	A2113897
Price	\$299,800
Sold Price	\$300,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	834
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1213, 8710 Horton Road Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0P7

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Common, Unassigned, Underground

Interior

Interior Features	Breakfast Bar, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Hot Water, Natural Gas
Cooling	None

# of Stories	21
Basement	None

Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	May 28th, 2024
Days on Market	67
Zoning	C-C2 f4.0h80
HOA Fees	0.00

Listing Details

Listing Office	Realty Link Management.Services Ltd.
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