

**1614, 8710 Horton Road SW  
Calgary, Alberta**

**MLS # A2233817**



# \$310,000

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	820 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 492
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	C-C2 f4.0h80
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

<b>Inclusions:</b>	Electric fireplace		
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Modern, Renovated 1-Bed + Den with Mountain Views at London at Heritage Station Welcome to Unit 1614 in the desirable London at Heritage Station &ndash; a beautifully renovated 1-bedroom plus large den/flex room, 1-bath condo offering breathtaking south-facing views of the mountains from the 16th floor. This bright, modern unit showcases pride of ownership with thoughtful upgrades throughout: luxury vinyl plank flooring, custom painted cabinetry, a sleek quartz waterfall kitchen island with a matching bathroom counter, and a stylish subway tile backsplash. The stainless steel appliances, wall-mounted electric fireplace, and included TV add functionality and comfort, while the feature wallpaper in the living room adds a sophisticated designer touch. The open-concept layout with 9-foot ceilings creates an airy, welcoming space ideal for both everyday living and entertaining. The generous den/flex room is perfect for a home office, a formal dining area, or can easily accommodate a Murphy bed for overnight guests. Step outside onto your private balcony, complete with a gas BBQ hookup, and enjoy uninterrupted southern exposure and beautiful mountain views. The primary bedroom includes a walk-through closet that leads to the 4-piece bathroom via a convenient pocket door, offering a private ensuite feel. For added flexibility and guest access, the bathroom can also be entered directly from the hallway. In-suite laundry adds everyday convenience, and thoughtful storage solutions help keep your space clutter-free. This well-managed, energy-efficient building offers an array of features designed for a modern lifestyle, including heated indoor parking, bike storage, a concierge service from Monday to Friday, three high-speed elevators, and 24-hour security. You&rsquo;ll also love the 17th-floor sunroom terrace, where you can relax and take in

panoramic city and mountain views. The unit also includes a secure, heated parking stall and from the fourth floor, there's heated indoor access to The Shops at Heritage, home to Save-On-Foods, Tim Horton's and other essential services. The Heritage LRT Station is just across the street, providing fast and easy transit and the building has 24/7 security offering peace of mind. Currently tenant-occupied, this unit also presents an excellent opportunity for investors, as the current tenant has expressed interest in continuing to rent the suite. Whether you're a savvy investor, or someone looking to live in a vibrant, walkable community with unmatched transit access, this updated condo delivers outstanding value, comfort, and convenience in one stylish package.