

# \$340,000 - 617, 8710 Horton Road Sw, Calgary

MLS® #A2209697

**\$340,000**

2 Bedroom, 2.00 Bathroom, 974 sqft

Residential on 0.00 Acres

Haysboro, Calgary, Alberta

Discover the perfect blend of convenience and comfort in this stylish 2 bedroom, 2 bathroom unit in London at Heritage Station! With seamless access to amenities, shopping, banking, and dining—all just steps away at the attached mall—you™ll have everything you need at your fingertips. Need to venture further? The Heritage LRT station is just a short stroll along the pedestrian bridge, placing you one stop away from Chinook Centre! You™re also a quick drive from Costco and Deerfoot Meadows shopping district. As soon as you set foot inside, you™ll notice the rich laminate flooring. High ceilings and an open-concept layout create an airy, inviting atmosphere, enhanced by huge windows that flood the living area with natural light. Take in the impressive downtown views from the comfort of your private balcony—a perfect spot to savor your morning coffee or unwind in the evening. The modern kitchen is a chef™s delight, featuring granite countertops, a convenient overhang for seating, and an elegant tile backsplash. The generously sized primary bedroom offers a peaceful retreat with a four piece ensuite. The second bedroom is perfect for a home office, roommate/guest bedroom, exercise or hobby area! Additional highlights include in-suite laundry, secure underground heated parking, concierge/security services, a sunroom, rooftop terrace and garden, and the innovative "Parcel Pending" Smart Locker system for effortless package pickup. Don't miss out on



this incredible opportunity - schedule a showing today!

Built in 2008

### Essential Information

MLS® #	A2209697
Price	\$340,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	974
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	617, 8710 Horton Road Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0P7

### Amenities

Amenities	Elevator(s), Roof Deck, Visitor Parking, Community Gardens, Party Room, Recreation Room, Secured Parking
Parking Spaces	1
Parking	Parkade, Underground, Heated Garage, Unassigned

### Interior

Interior Features	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Stone Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Natural Gas, Hot Water

Cooling	None
# of Stories	21
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Tar/Gravel
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	35
Zoning	C-C2

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.