

# \$425,000 - 1712, 8710 Horton Road Sw, Calgary

MLS® #A2191209

**\$425,000**

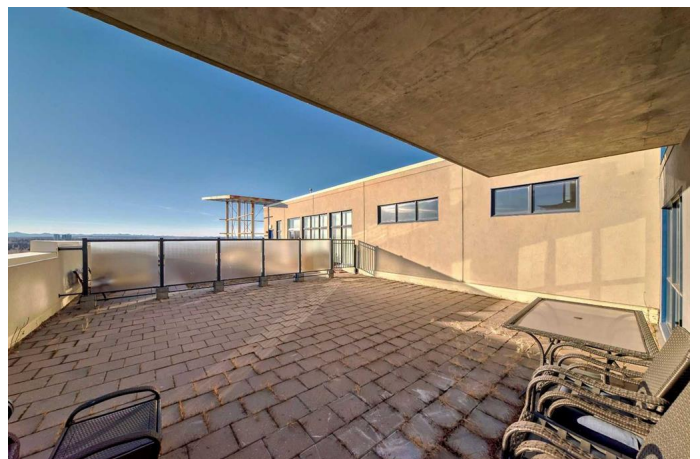
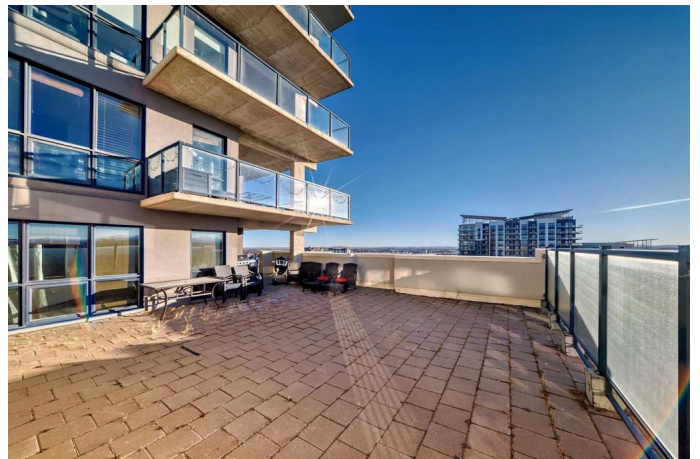
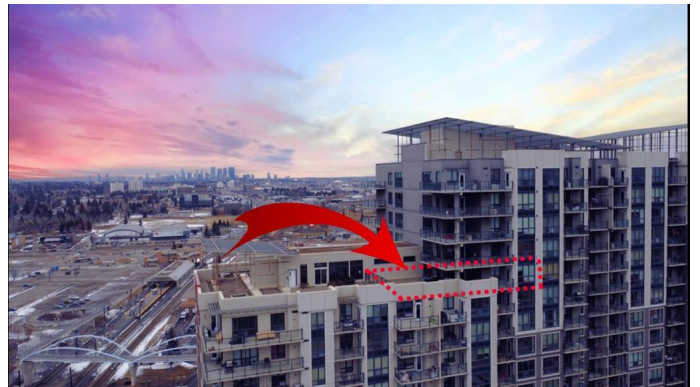
2 Bedroom, 2.00 Bathroom, 1,002 sqft  
Residential on 0.00 Acres

Haysboro, Calgary, Alberta

(Open House Sunday April 6 from 2-4pm)

**\*\*\*PRICE REDUCED! NOW VACANT AND  
QUICK POSSESSION AVAILABLE\*\*\***

Welcome to the rare 1712 "London at Heritage Station" a superbly located, upscale PENTHOUSE style condo that has exclusive use fenced off use of the ROOFTOP PATIO (only this BUCKINGHAM MODEL comes with it). ENJOY amazing panoramic views from this SW CORNER unit (all day SUNSHINE). This 2 bedroom, 2 bath, unit comes with 1 (or 3 car parking"with Luxury Titled DBL Garage purchase if wanted"see remarks) Assigned UNDERGROUND PARKING STALL. An abundance of natural light flows through the unit with the floor-to-ceiling windows and spacious and accessible floorplan. Do you like to entertain? Impress your guests when you BBQ with UNOBSTRUCTED MOUNTAIN VIEWS from sunrise to sunset on your EXPANSIVE 1100+ SQFT Exclusive balcony (10x larger than all the others) that has a gas line for your all your BBQ grill skills. Another BIG BONUS of this unit is the AIR CONDITIONING that will come in handy on those hot summer nights. This is a PET-FRIENDLY building (with Board approval). As you enter the unit, you"™ll see that the foyer is spacious and opens to the kitchen and dining area before passing through the sun filled living room to one of the balcony entrances. The kitchen has full-height cabinetry, ample counter space (granite countertops), an eating bar, with all your



appliances (Fridge area has a waterline for your filtered water or ice). The primary bedroom is large and has a 4-piece ensuite bath with it's own access to the balcony. Great to catch a stretch and enjoy the morning Sunrise. The second bedroom is also a generous size that can easily fit a Queen bed and office desk or workstation. Stacked washer/dryer included for in-suite laundry convenience. THIS IS AN EXCELLENT RENTAL UNIT AND HAS NEVER BEEN VACANT! Currently rents for \$2200 (Tenants would like to stay with Lease expiring end of April). You'll enjoy the heated underground parkade where you have DIRECT ACCESS TO SAVE-ON FOODS so you can shop in your PJ's if you wish or grab a few last minute ingredients in a flash! Additional perks of this very well-run building are the secured bike storage, and common area sunroom along side the rooftop patio. This unit is an amazing find for the SAVVY INVESTORS or those looking to downsize but want to enjoy indoor and outdoor spaces with amazing views. Located close to shopping, Glenmore Reservoir running paths, and the Heritage C-Train station (connected by pedestrian bridge) making it a breeze getting downtown on public transit. Now VACANT and QUICK POSSESSION AVAILABLE! Call today for a private showing!

Built in 2008

### **Essential Information**

MLS® #	A2191209
Price	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,002
Acres	0.00

Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### **Community Information**

Address	1712, 8710 Horton Road Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0P7

### **Amenities**

Amenities	Elevator(s), Visitor Parking, Roof Deck
Parking Spaces	1
Parking	Heated Garage, Oversized, Secured, Titled, Underground, Assigned, Other, See Remarks, Tandem
# of Garages	3

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s), Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Instant Hot Water
Heating	High Efficiency, Hot Water, Ceiling, Radiant
Cooling	Central Air, Wall Unit(s)
# of Stories	21

### **Exterior**

Exterior Features	Balcony, Courtyard, Other
Construction	Concrete

### **Additional Information**

Date Listed	January 31st, 2025
Days on Market	64
Zoning	C-C2

### **Listing Details**

Listing Office

eXp Realty

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