

# **\$310,000 - 1614, 8710 Horton Road Sw, Calgary**

MLS® #A2233817

**\$310,000**

1 Bedroom, 1.00 Bathroom, 820 sqft

Residential on 0.00 Acres

Haysboro, Calgary, Alberta

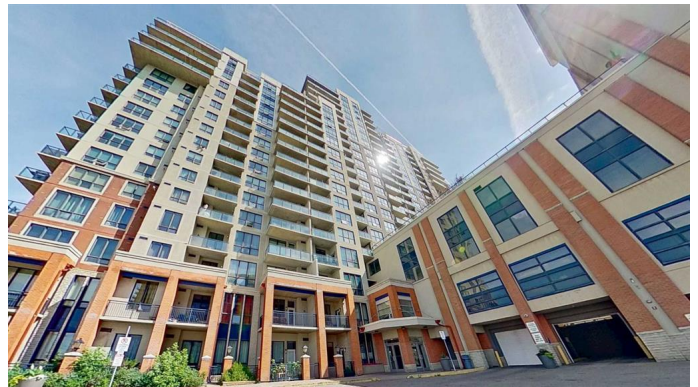
Modern, Renovated 1-Bed + Den with  
Mountain Views at London at Heritage Station

Welcome to Unit 1614 in the desirable London at Heritage Station – 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. Youâ€™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, thereâ€™s heated indoor access to The Shops at Heritage, home to Save-On-Foods, Tim Hortonâ€™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.

Built in 2008

## **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2233817          |
| Price          | \$310,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 820               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1614, 8710 Horton Road Sw |
| Subdivision | Haysboro                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2V4C6                    |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Parking, Snow Removal, Trash |
| Parking Spaces | 1                            |
| Parking        | Parkade                      |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Open Floorplan                                               |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Baseboard                                                    |
| Cooling           | None                                                         |
| Fireplace         | Yes                                                          |
| # of Fireplaces   | 1                                                            |
| Fireplaces        | Electric                                                     |
| # of Stories      | 21                                                           |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction      | Brick   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 16              |
| Zoning         | C-C2 f4.0h80    |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | ComFree |
|----------------|---------|

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