# \$359,900 - 607, 8880 Horton Road Sw, Calgary

MLS® #A2226267

## \$359,900

2 Bedroom, 2.00 Bathroom, 976 sqft Residential on 0.00 Acres

Haysboro, Calgary, Alberta

Looking for a turn-key investment or your first home in a well-connected location? Welcome to Unit 607 – 8880 Horton Rd SW, a spacious 2-bedroom, 2-bathroom Dover model in the sought-after London at Heritage Station high-rise. With over 975 sqft of smartly designed living space, this move-in ready and vacant unit is ideal for first-time buyers and savvy investors alike.

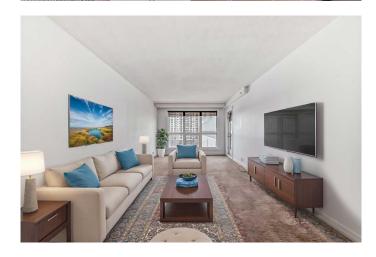
Step into a bright, open-concept layout featuring large windows in every room, bathing the space in natural light. The functional kitchen is equipped with granite countertops, dark maple cabinets, a full-height tile backsplash, and a convenient eating bar â€" perfect for hosting or casual meals. The private balcony comes with a gas line hookup, ready for summer BBQs and quiet evenings outdoors.

The primary bedroom includes a 4-piece ensuite, while the second bedroom offers great flexibility for guests, roommates, or a home office. Additional highlights include in-suite laundry with a stacked washer/dryer, secure underground parking, 24/7 security, and concierge service. Residents enjoy exclusive access to the rooftop sunroom and outdoor garden patio on the 17th floor â€" an urban oasis with sweeping views.

What sets this location apart? Direct heated parkade access to Save-On-Foods, plus steps







to Tim Hortons, boutique shops, restaurants, and transit. These concrete high-rise condos are among the best values in Calgary, with excellent rental potential and unmatched everyday convenience. Don't miss this opportunity â€" quick possession available!

#### Built in 2010

### **Essential Information**

MLS®# A2226267 Price \$359,900

Bedrooms 2 2.00 Bathrooms **Full Baths** 2 976 Square Footage Acres 0.00 Year Built

Residential Type Sub-Type **Apartment** 

Style Single Level Unit

2010

Active Status

# **Community Information**

Address 607, 8880 Horton Road Sw

Subdivision Haysboro City Calgary County Calgary Province Alberta Postal Code **T2V 2W3** 

## **Amenities**

**Amenities** Bicycle Storage, Clubhouse, Community Gardens, Elevator(s), Parking,

Secured Parking, Service Elevator(s), Snow Removal, Visitor Parking

**Parking Spaces** 

**Parking** Assigned, Parkade, Underground

#### Interior

**Interior Features** Breakfast Bar, Open Floorplan, See Remarks, Tankless Hot Water, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating High Efficiency, Hot Water, Natural Gas

Cooling None

# of Stories 21

#### **Exterior**

Exterior Features BBQ gas line

Roof Tar/Gravel

Construction Brick, Concrete, Stone

#### **Additional Information**

Date Listed June 4th, 2025

Days on Market 90

Zoning C-C2 f4.0h80

## **Listing Details**

Listing Office eXp Realty

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.