

\$439,900 - 1712, 8710 Horton Road Sw, Calgary

MLS® #A2223507

\$439,900

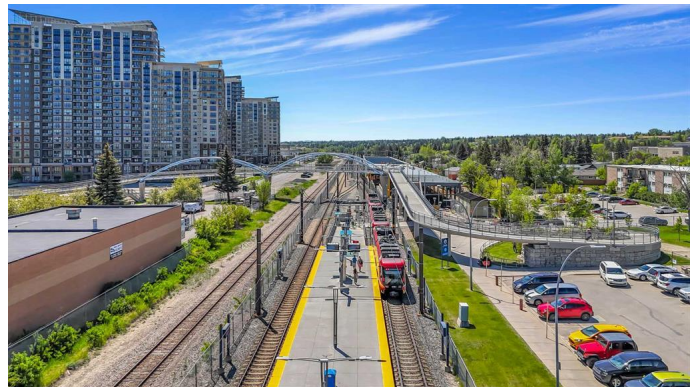
2 Bedroom, 2.00 Bathroom, 1,013 sqft

Residential on 0.00 Acres

Haysboro, Calgary, Alberta

RARE HIGH-RISE PENTHOUSE OPPORTUNITY W/ MASSIVE ROOFTOP PATIO! Own one of the **BEST** units at the London at Heritage Station Condos! Welcome to unit 1712 - 8710 Horton RD SW, superbly located, upscale **PENTHOUSE** that seamlessly blends plenty of indoor and outdoor space (only this **BUCKINGHAM MODEL** comes with it). **PERFECT** for those that don't want to feel like downsizing but not feel confined to a small condo space. Great for entertaining and hosting events and larger family gatherings. **ENJOY** amazing panoramic Mountain views from this **SW CORNER** unit and soak in all day **SUNSHINE!** This recently renovated and upgraded 2 bedroom, 2 bath, unit comes with assigned **UNDERGROUND PARKING** with grocery shopping, coffee, restaurants, salons and other commercial amenities on site.

An abundance of natural light flows through the unit with the floor-to-ceiling windows and spacious and accessible floorplan. Upgrades include **BRAND NEW** Stainless Steel appliances, **NEW LVP flooring** (**NO CARPETS!**), **NEW LIGHTING**, and **NEW Paint** (Professionally Painted Throughout). This Luxurious condo comes move-in ready! Another **BIG BONUS** is the **AIR CONDITIONING** that will come in handy on those hot summer nights. A **PET-FRIENDLY** building (with Board approval) allows you to bring your little companions. As you enter the



unit, youâ€™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 with waterline for ice maker). The large primary bedroom features floor to ceiling windows, a walk-through closet and 4-piece ensuite bath and its own access to the balcony terrace. 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. Insuite laundry with stacked washer/dryer included for your convenience. THIS IS AN EXCELLENT RENTAL UNIT AND HAS NEVER BEEN VACANT! Great investment opportunity as rental! Youâ€™ll enjoy the heated underground parkade where you have DIRECT ACCESS TO SAVE-ON FOODS so you can shop in your PJâ€™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 enjoy the condo lifestyle with the indoor and outdoor spaces and amazing views only this unit can provide! 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. VACANT and QUICK POSSESSION AVAILABLE! Call today for a private showing! Donâ€™t wait on this one! Book your showing today before itâ€™s gone!

Built in 2008

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2223507 |
| Price | \$439,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,013 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

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

Amenities

| | |
|----------------|---|
| Amenities | Bicycle Storage, Elevator(s), Parking, Roof Deck, Secured Parking, Snow Removal, Visitor Parking, Community Gardens |
| Parking Spaces | 1 |
| Parking | Assigned, Heated Garage, Underground |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Courtyard, Other, Covered Courtyard |
|-------------------|--|

Construction Concrete

Additional Information

Date Listed May 30th, 2025
Days on Market 7
Zoning C-C2

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.