

1203, 8710 Horton Road SW  
Calgary, Alberta

MLS # A2149467



## \$272,500

<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	711 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 407
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	C-C2 f4.0h80
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

Great Mountain & City Views from the north side of the London Towers. The spacious one bedroom and den currently offer room for 2 beds located on the 12th floor. It is conveniently located right next to the Heritage C-train station for quick access to downtown and around the city. This bright and colorful condo has plenty of room with 711 sqft of comfortable living space. The master bedroom is on the north side and gives your unprecedented views of downtown Calgary. The open floor plan living room, dining room and kitchen is flooded with natural sunlight from the large picture window. The kitchen is modern with sleek black granite counter tops, perfect for entertaining and baking. The entrance, kitchen, den, laundry and bathroom all feature easy maintenance ceramic tiles. The Livingroom and bedroom feature plush carpet. The large balcony has amazing views of the mountains to the west, downtown to the north and the nearby hustle and bustle of Macleod trail. The building features a large party rooftop open space perfect for hosting all your summer events. Best of all Save-On Foods can be accessed through the parkade. There is also ample shopping, schools and restaurants in the area. Just minutes to Chinook Mall and South Centre Shopping. The Seller is now offering \$1000.00 to paint a few of the walls to your colour palate. Come view it TODAY.