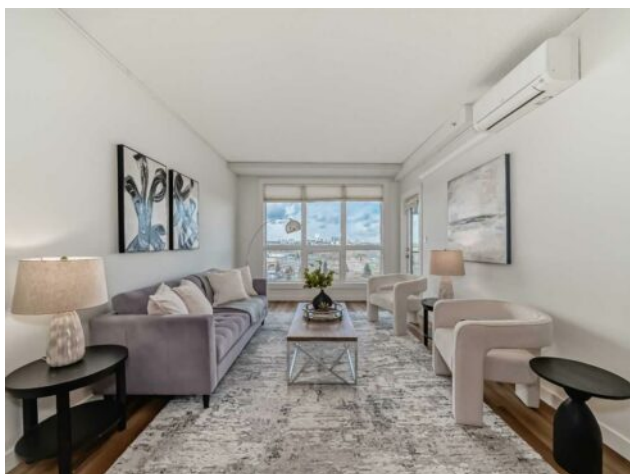


1107, 8710 Horton Road
Calgary, Alberta

MLS # A2175142



\$359,000

Division:	Haysboro		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	975 sq.ft.	Age:	2008 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 569
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home		

Inclusions: None

Welcome to style, comfort and convenience of the quiet, secure London at Heritage Station building. This beautiful two bedroom, two bath unit has been tastefully upgraded within the past year with professionally installed vinyl plank laminate (\$8,000 cost); and bright paint (\$6,600) throughout. As well, the owners have installed their own air conditioning unit (\$7,900) to set you up for comfort during the heat of the summer months. As well, a professionally installed money-saving on-demand Rinnai water heater was installed at a cost of \$8,300. The spacious, tiled entry brings you into an open concept home that has nine-foot ceilings and a spacious, bright living room that is perfect for a relaxing evening above the hustle and bustle of the world. The eat-in kitchen features granite countertops, plenty of cabinet space and room for two barstools so you can visit with guests as you prepare dinner. The bright primary bedroom has the privacy of a spacious ensuite and is mere steps from the unit's washer/dryer. This building has a concierge and security team, three elevators, a social room and rooftop patio on the 17th floor. You can walk through the heated garage to Save On Foods, Tim Hortons or many of the nearby restaurants and services. Walk to the Heritage C-Train station (visible from your home) or gain quick driving access to McLeod Trail. from a heated, underground parking garage.