

# \$349,900 - 607, 8880 Horton Road Sw, Calgary

MLS® #A2257411

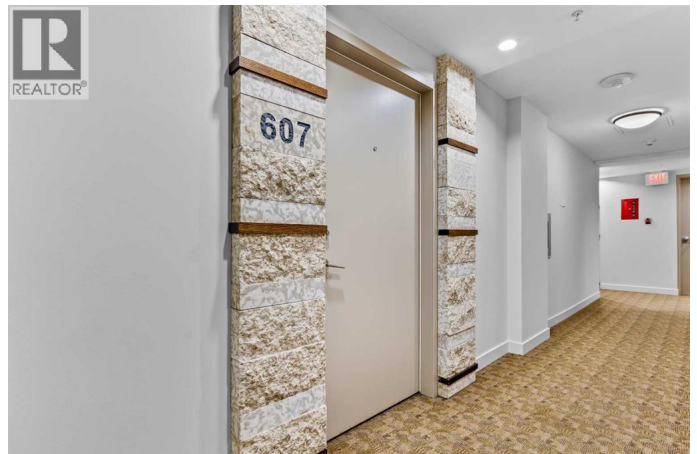
**\$349,900**

2 Bedroom, 2.00 Bathroom, 969 sqft

Single Family on 0.00 Acres

Haysboro, Calgary, Alberta

Welcome to Unit 607 â€“ 8880 Horton Road SW, a spacious and sun-filled 2-bedroom, 2-bathroom Dover model in the sought-after London at Heritage Station high-rise community. Offering 969 sqft of well-designed living space (iGuide measured), this move-in ready, vacant unit is perfect for both first-time home buyers and savvy investors looking for unmatched convenience and rental potential in Calgaryâ€™s southwest. The open-concept floor plan features large windows in every room, flooding the space with natural light and offering a bright, airy feel throughout. The kitchen is both functional and stylish, complete with granite countertops, full-height tile backsplash, dark maple cabinetry, and a raised eating bar â€“ ideal for everyday meals or casual entertaining. Step out onto your private balcony equipped with a gas line for BBQs and enjoy quiet evenings overlooking the vibrant urban surroundings. The primary bedroom includes a 4-piece ensuite, while the second bedroom offers flexibility as a guest room, office, or shared living space. In-suite laundry with a stacked washer/dryer adds everyday convenience, and the unit comes with 1 assigned underground parking stall in the secure parkade. Unique to London at Heritage Station, each unit features its own hot water on demand heating system, meaning residents only pay for what they use â€“ a major efficiency and cost-saving benefit, with all utilities individually metered. This pet-friendly, concrete high-rise offers 24/7



security and concierge services, promoting a safe and welcoming environment for owners and tenants alike. Residents also enjoy exclusive access to the newly renovated rooftop terrace and sunroom on the 17th floor â€” a perfect retreat with stunning downtown skyline and mountain views. Unbeatable location: directly connected to Save-On-Foods via a heated parkade and just steps from Tim Hortons, boutique shopping, dining, and direct access to the Heritage C-Train Station via pedestrian bridge â€” making commuting downtown or anywhere in the city a breeze. These well-managed condos offer some of the best value in Calgary with strong rental demand and everyday amenities right at your doorstep. Quick possession available â€” donâ€™t miss your chance to own in one of Calgaryâ€™s most connected communities! (id:6289)

Built in 2010

### Essential Information

Listing #	A2257411
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Square Footage	969
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	607, 8880 Horton Road Sw
Subdivision	Haysboro
City	Calgary
Province	Alberta
Postal Code	T2V2W3

## Amenities

Amenities	Schools, Shopping, Clubhouse
Features	See remarks, PVC window, Gas BBQ Hookup, Parking
Parking Spaces	1
Parking	Underground

## Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo
Heating	Natural gas Hot Water
Cooling	None
# of Stories	21

## Exterior

Exterior	Brick, Concrete, Stone
Construction	Poured concrete

## Listing Details

Listing Office eXp Realty



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