

# \$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, Community Gardens, Elevator(s), Parking, Roof Deck, Secured Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Assigned, Heated Garage, Underground  |

### Interior

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

### Exterior

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

Construction            Concrete

**Additional Information**

Date Listed            May 30th, 2025  
Days on Market        18  
Zoning                 C-C2

**Listing Details**

Listing Office           eXp Realty

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