

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

MLS® #A2257411

\$349,900

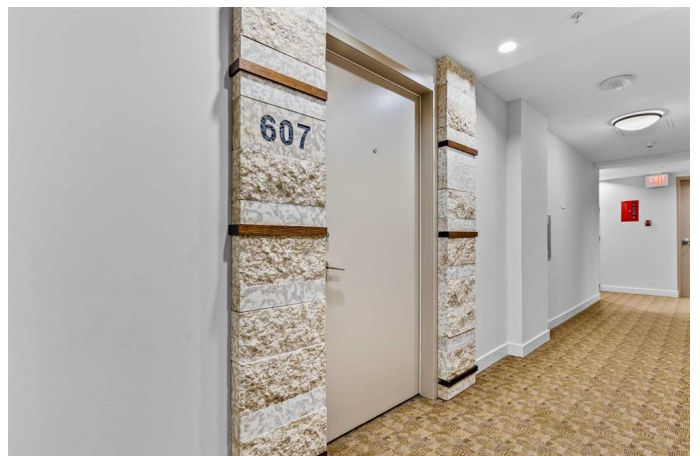
2 Bedroom, 2.00 Bathroom, 969 sqft

Residential on 0.00 Acres

Haysboro, Calgary, Alberta

Welcome to Unit 607 – 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 Calgary’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 – 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 – 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 – 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 – 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 – don't miss your chance to own in one of Calgary's most connected communities!

Built in 2010

Essential Information

MLS® #	A2257411
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	969
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	607, 8880 Horton Road Sw
Community	Haysboro

Condo	London at Heritage Station
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2W3

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Snow Removal, Visitor Parking, Clubhouse, Community Gardens, Service Elevator(s)
Parking Spaces	1
Parking	Assigned, Parkade, Underground

Interior

Interior Features	Breakfast Bar, Open Floorplan, See Remarks, Vinyl Windows, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	High Efficiency, Hot Water, Natural Gas
Cooling	None
# of Stories	21

Exterior

Exterior Features	BBQ gas line
Roof	Tar/Gravel
Construction	Brick, Concrete, Stone

Additional Information

Date Listed	September 22nd, 2025
Days on Market	23
Zoning	C-C2 f4.0h80

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.