1307 8880 Horton Road SW

Calgary | Active | MLS® A2343835

$319,500









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2010**	**970.38 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TREC The Real Estate Company

A closer look

Investors & First-Time Home Buyers - This Is the One! Perfect Location!
Welcome to this sun-filled, beautifully maintained 13th-floor unit offering views and exceptional value. Featuring large north-facing windows and a private balcony, this home is flooded with natural light and showcases sweeping city vistas.
Designed with both comfort and functionality in mind, this spacious 2-bedroom, 2-bathroom layout includes in-suite laundry and an open-concept kitchen complete with granite countertops, seamlessly flowing into a generous living and dining area-perfect for entertaining family and friends.
Both bedrooms offer ample closet space, while the primary suite features a full 4-piece ensuite. A second 4-piece bathroom adds convenience and flexibility for guests or shared living.
Enjoy the added benefits of secure, heated underground parking and a well-managed building with excellent amenities, including a spectacular 17th-floor rooftop patio with breathtaking Rocky Mountain views-an ideal space to relax or host.
Situated in a prime location, you’re just steps to the Anderson LRT station, with shopping, dining, and everyday conveniences nearby, plus quick access to Macleod Trail for easy commuting across the city.
Whether you’re looking for a smart investment property or a place to call home, this unit checks all the boxes. Don’t miss this opportunity-book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343835
Bedrooms	2
Bathrooms	2
Year Built	2010
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Apartment-Single Level Unit
Total Living Area:	970.38 sq. ft.
Condo Fee:	$551.00
Condo Fee Includes:	Caretaker, Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Residential Manager, Security, Snow Removal, Trash
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	13
Stories Total:	21
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2010 (Age: 16)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1010380
Heating:	Boiler
New Constr.:	No
Construction Material:	Brick, Concrete, Stone, Stucco
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes

Flooring:	Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Common, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	London at Heritage Station
Community:	Haysboro
Amenities:	Bicycle Storage, Elevator(s), Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 15'6" × 9'6" ·
Main Floor	Dining Room · 11'4" × 10' ·
Main Floor	Living Room · 15'6" × 11'4" ·
Main Floor	Foyer · 7'2" × 4'6" ·
Main Floor	Laundry · 3'8" × 2'10" ·
Main Floor	Balcony · 11' × 6'2" ·
Main Floor	Bedroom - Primary · 11'10" × 10'4" ·
Main Floor	Bedroom · 11' × 10'4" ·
Title to Land:	Fee Simple

Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	C-C2 f4.0h80
Listed Date:	Sep 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1307-8880-horton-road-sw-calgary-a2343835/

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