



LONDON
AT
HERITAGE
STATION



LONDON AT HERITAGE STATION

London at Heritage Station is a high-rise condominium complex located south of Calgary's downtown core at the intersection of two of the city's major arterial roads, Macleod Trail and Heritage Drive. The Property is a short 11-minute drive from the city's downtown and is within a 9-minute walk from the C Train station. By C-Train to the city's downtown is only 30 minutes away.

Highly Accessible Conveniences

London at Heritage Station is surrounded by an abundance of amenities that include supermarket (adjacent and connect to the complex), restaurants offering diverse cuisines, relaxed neighbourhood, cafes, pubs, banks, salons all within an easy few minutes walk.

Calgary's largest shopping mall, Chinook Centre is just 6 minutes by car, while the popular South Centre Mall is a mere 4-minute drive.

Health and Recreation Close at Hand

A myriad of recreation options is nearby, South Glenmore Park is located 5km to the west and Carburn Park is 5km to the east. A community fitness and aquatic centre are within a 5-minute drive.

A major hospital (Rockyview General Hospital) is just 5-minute drive, along with two community medical centres and numerous doctor's clinics in close proximity.

Learning and Education

There are kindergartens, primary schools, junior high schools, and senior high schools within a 15-20-minute walk while the University of Lethbridge (Calgary Campus), Mount Royal University, and the University of Calgary are all less than a 20-minute drive.

WELCOME TO CALGARY, ALBERTA

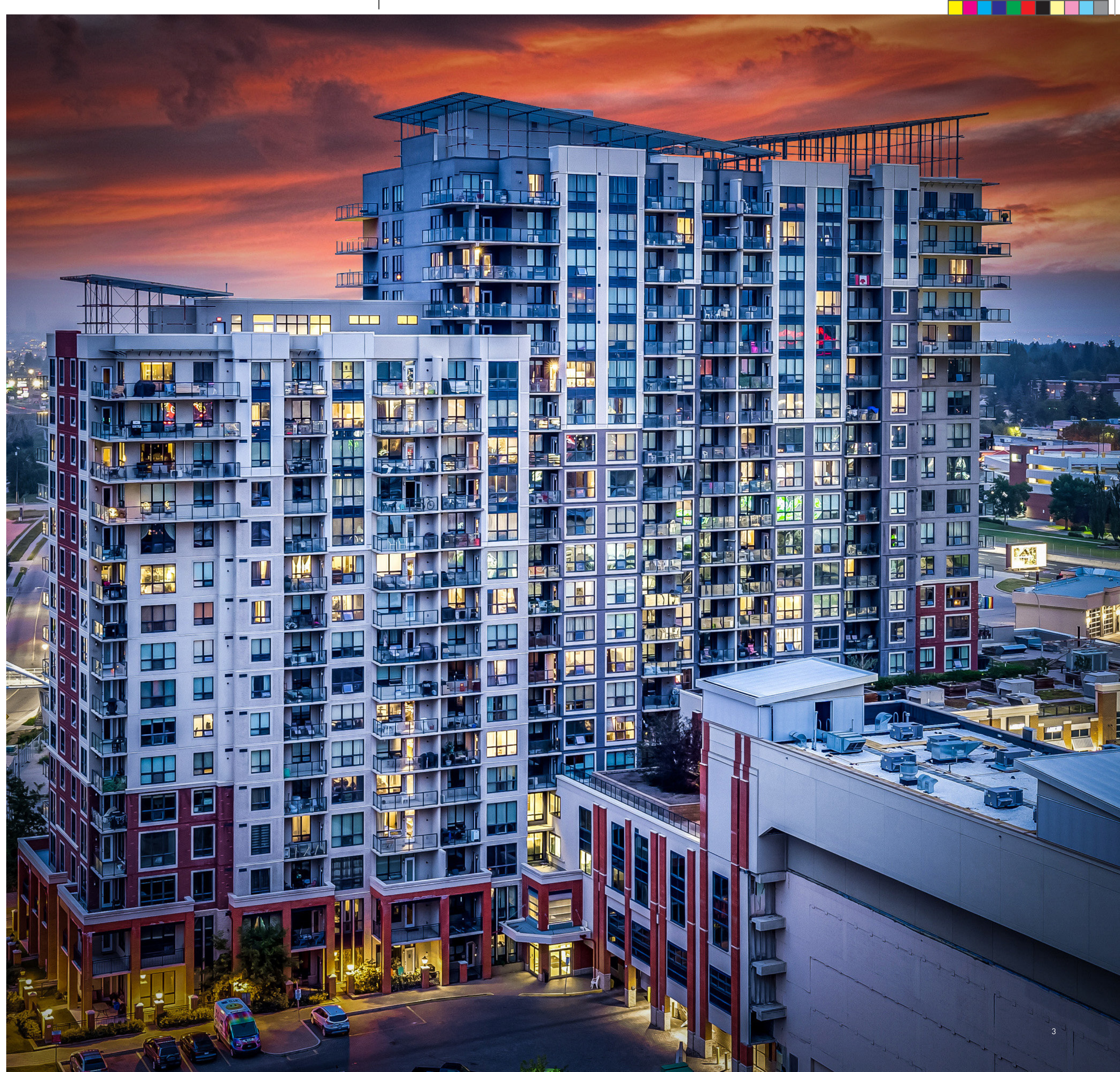


CONDOMINIUMS WITH GOOD AMENITIES

London at Heritage Station is comprised of two 21-story towers with heated indoor parking. All residential units have balconies. The towers have direct access to a common retail podium with supermarkets, banks, hair salon, restaurants, and other retail shops. The 17th floor includes a common rooftop patio that is available to all residents.

HASSLE-FREE INVESTMENT

- Foreign investors investing in Alberta are not subject to restrictive taxes on property purchases, land transfer tax, nor goods and services tax.
- There is no rental control regulation. Rental arrangements in Alberta are determined by market demand and supply. A growing population combined with low vacancy rates of only 1.6%, strong rental demand is expected.
- We are pleased to offer this hassle-free investment opportunity on a professionally managed property that is currently 98% leased with average gross rental yields of 6.9%.



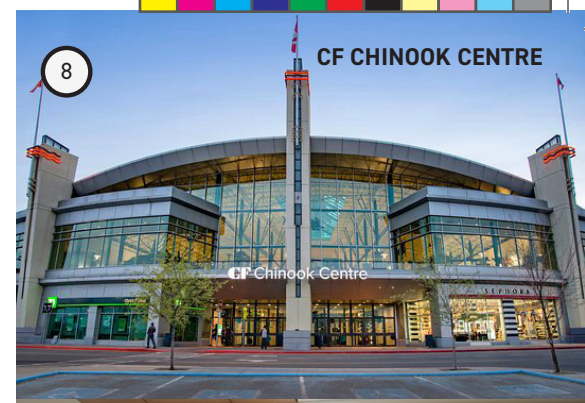
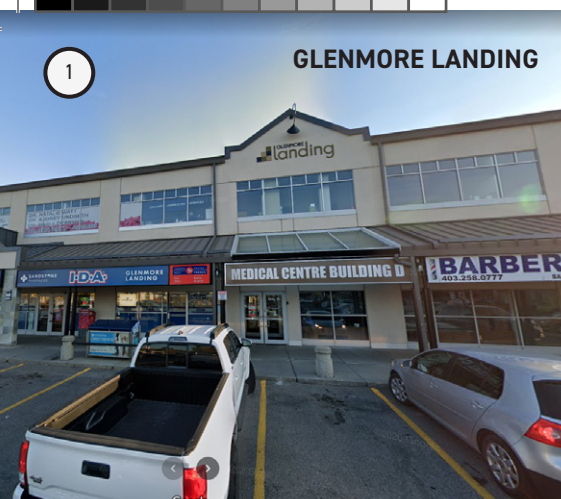
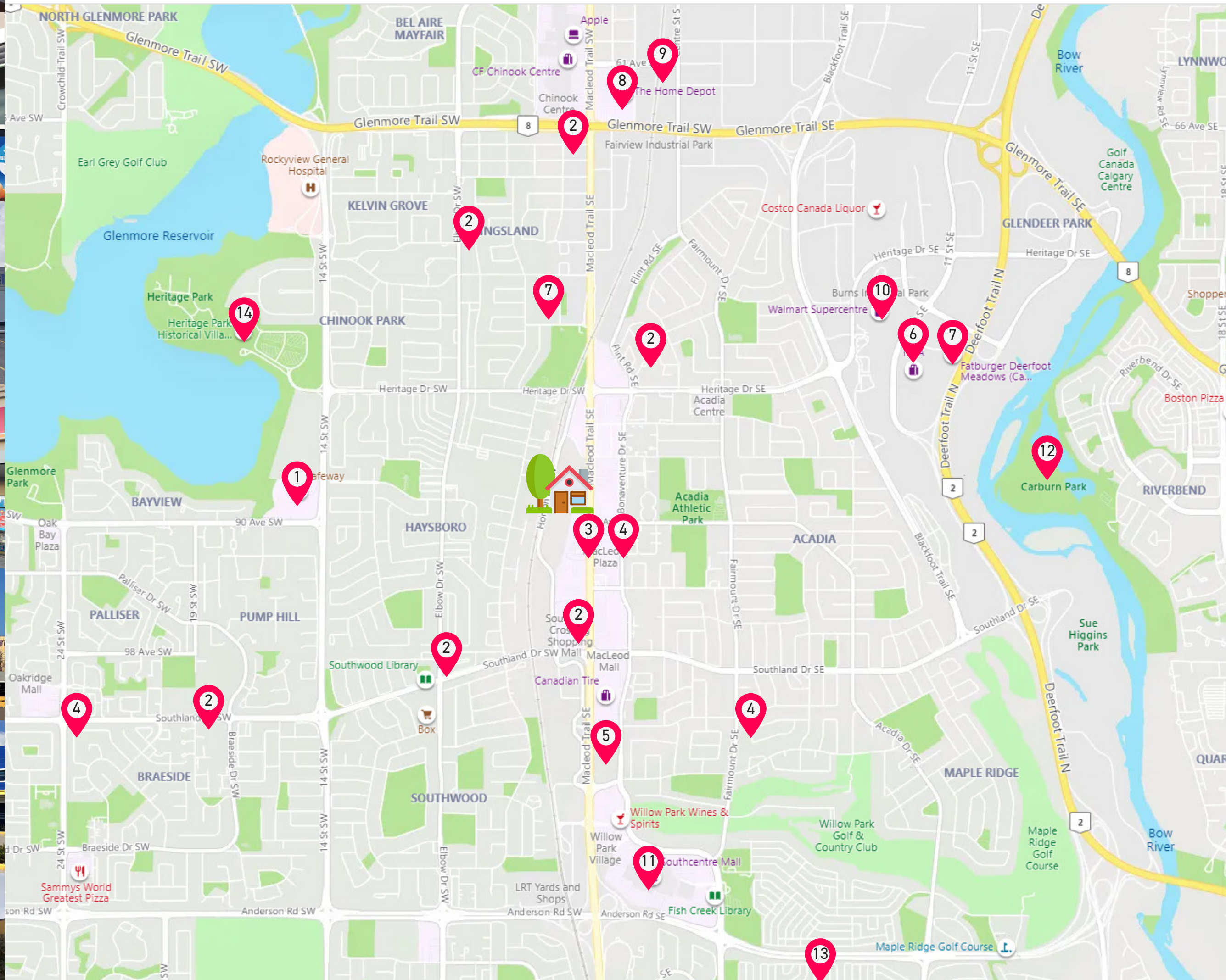
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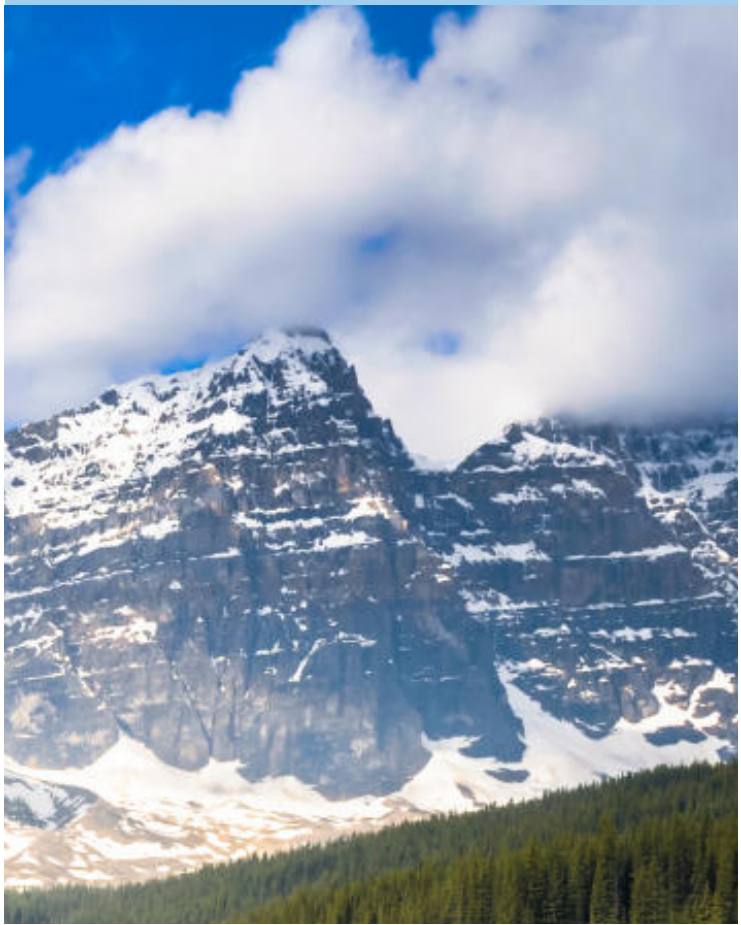
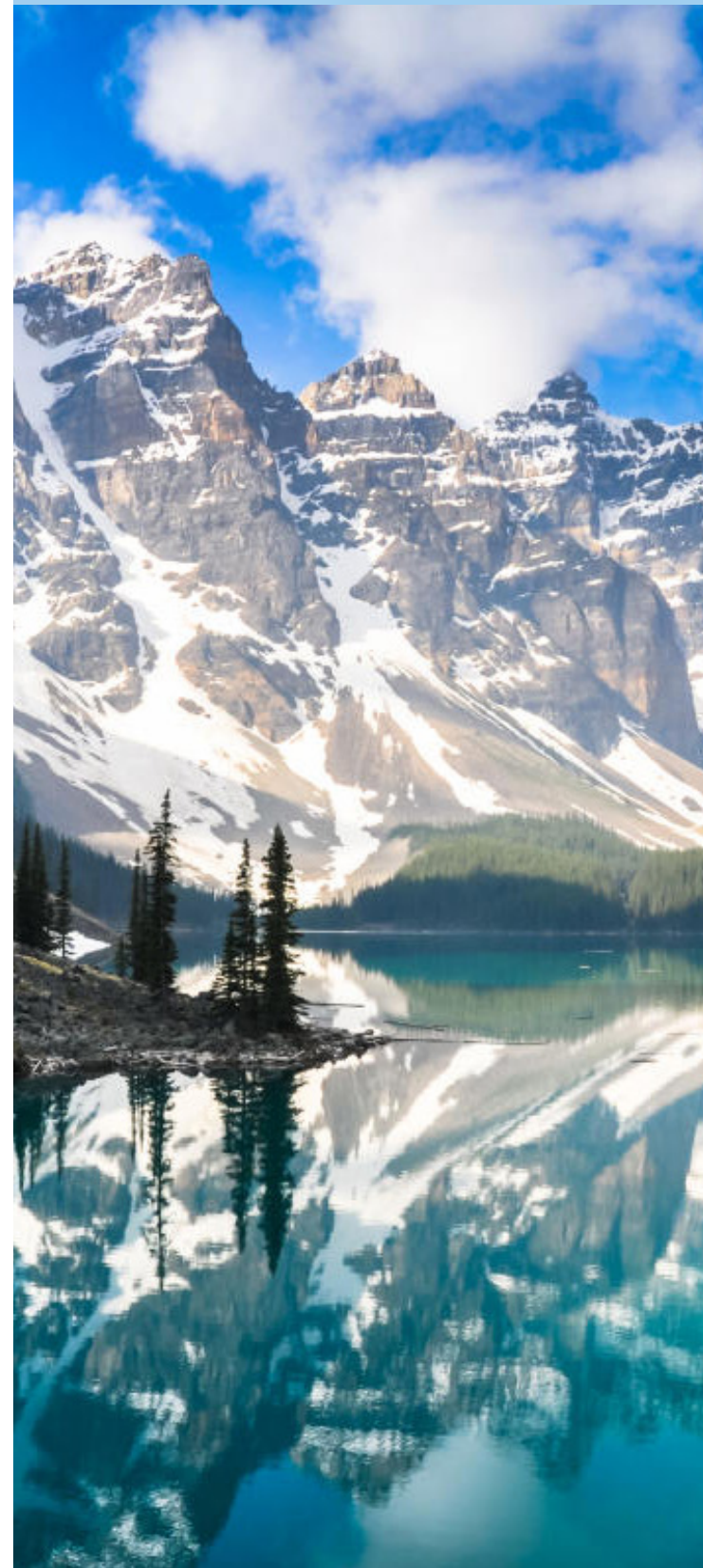
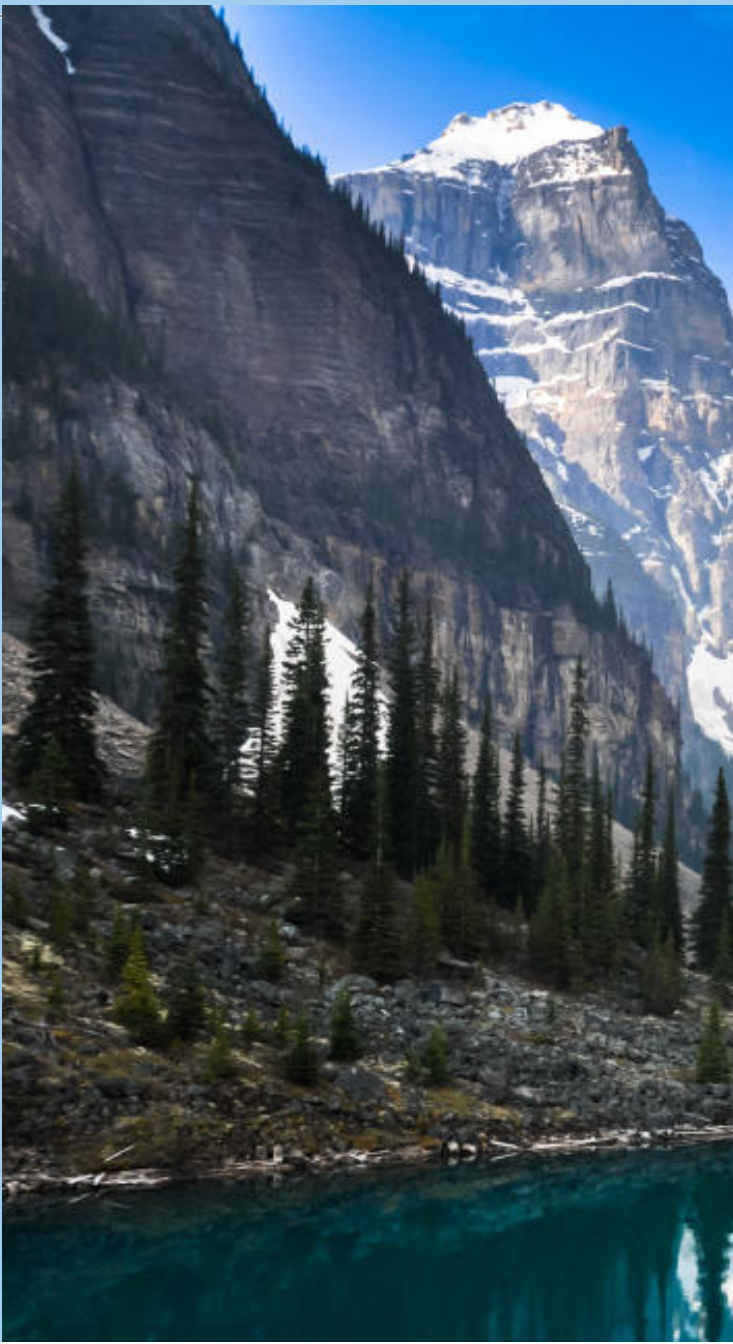
CALGARY

SHOPPING / RESTAURANT / BAR /

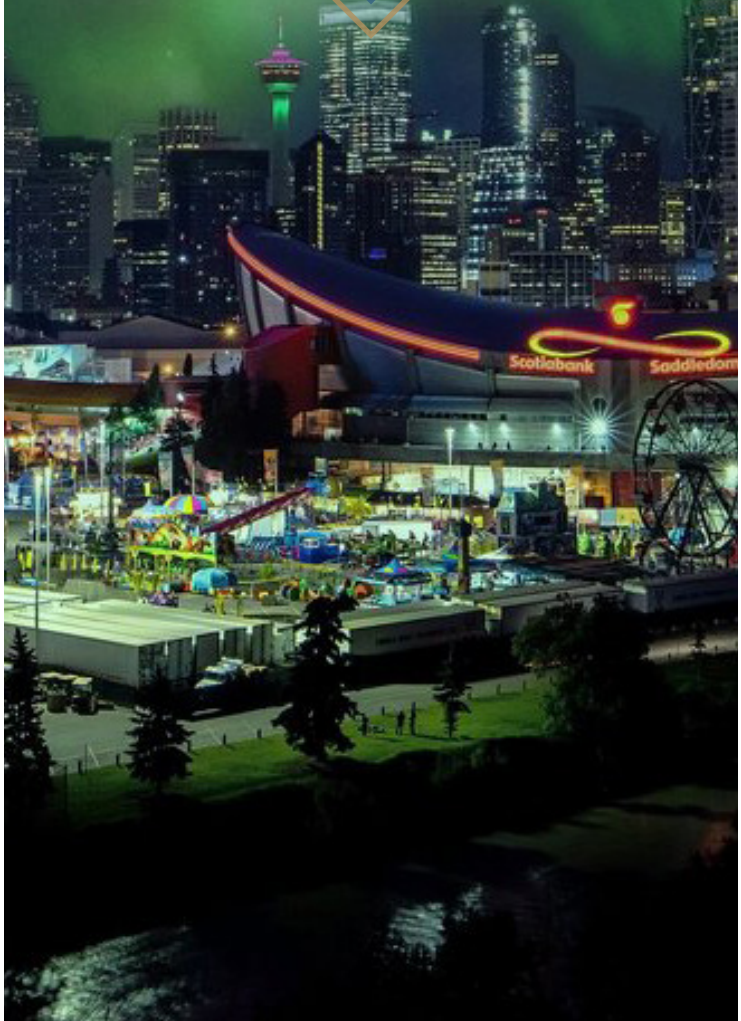
NEARBY FACILITIES AND ATTRACTIONS

SPORT / RECREATION / LEISURE /





SPORTS
RECREATION
LEISURE





SPECIFICATION

AMENITIES

- LEEDS Certified (Leadership in Energy & Environmental Design)
- 24 hours security card keyless entry to common areas
- Roof top garden
- Heated parking
- Party Room

FEATURES

- Balconies
- Gas & Electrical Service
- 9' Ceilings
- Modern Bathroom
- Washer & Dryer
- Dishwasher
- Microwave
- Oven & Stove
- Refrigerator

HIGHLY CONNECTED

- 20 minutes *walk* to St Matthew Primary School
- 17 minutes drive to University of Calgary
- 12 minutes drive to University of Lethbridge (Calgary Campus)
- 10 minutes drive to Mount Royal University
- 9 minutes drive to South Glenmore Park
- 6 minutes drive to Chinook Centre
- 4 minutes drive to Heritage Park
- 4 minutes drive to South Centre Mall



GET IN TOUCH

Please contact our sales team.

T: +852 2185 6148 (office) / 852 6038 0883 (Miss Hui)

E: hi@londonheritagehk.com

W: londonheritagehk.com



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