



**3341, 1010 Arbour Lake Road NW  
Calgary, Alberta**

**MLS # A2304532**



**\$368,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	977 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 633
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Open Floorplan, Pantry, See Remarks		

**Inclusions:** None

Bright top-floor condo in Stonecroft offering an easy, low-maintenance lifestyle in the sought-after lake community of Arbour Lake. This 2 bed + den, 2 updated bath home features vaulted ceilings, a cozy fireplace, and large windows that fill the space with natural light, plus a private deck for relaxing. The open-concept layout includes a stylish kitchen with stainless steel appliances, upgraded countertops, pantry, and eating bar, along with a spacious dining area perfect for hosting. The primary retreat offers a walk-in closet and updated ensuite, while the second bedroom is privately located across the unit and the den with French doors is ideal for an office or hobby space. Enjoy titled underground parking, storage, and great amenities including a social room, workshop, guest suite, and beautifully maintained grounds, all just steps from the lake, Crowfoot shopping, transit, YMCA, and easy access to Stoney Trail. Photos are Virtually Staged.