



GRASSROOTS
REALTY GROUP

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1316, 950 Arbour Lake Road NW
Calgary, Alberta

MLS # A2309114



\$219,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	670 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Carpet, Ceramic Tile
Roof:	-
Basement:	-
Exterior:	Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, No Animal Home, No Smoking Home

Water:	Public
Sewer:	Public Sewer
Condo Fee:	\$ 474
LLD:	-
Zoning:	M-C1 d75
Utilities:	-

Inclusions: none

Great Condo with Lake access. Live your best lake life year-round in beautiful Arbour Lake, Calgary's only NW lake community. Whether it is swimming, boating, or fishing (catch/release rainbow trout) in the summer; skating, skiing, snowshoeing, or walking the regional pathways in winter, this is lifestyle living at its best. Avenue magazine voted Arbour Lake a #1 neighbourhood to live in the past! This lovely, bright top-floor condominium has a nice open floor plan with a kitchen, dining area, and a large living room that walks out to a private patio with a gas BBQ and overlooks a small park. The large owner's suite features double closets, in-suite laundry, and a 4-pc bath. There is a den/hobby room that could also be a guest bedroom. Underground heated parking, in-unit storage, and a common fitness room. Remarkably close to all the amenities at Crowfoot, including shopping, restaurants, movie theatre and terrific access to Crowchild Trail, Stoney Trail, and the Light Rapid transit system for Calgary.