



GRASSROOTS
REALTY GROUP

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**2219, 950 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2323779



\$299,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	879 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Off Street, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 610
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	N/A		

Welcome to this beautifully maintained 879 sq. ft. bungalow style condo in the highly sought after community of Arbour Lake. Offering 2 bedrooms, 2 full bathrooms (which includes an en-suite bathroom) and a versatile den, this exceptional home is an incredible opportunity to own a spacious, well designed condo in Calgary's only lake community in the Northwest. This condo complex also allows pets! Just need board approval. Located in the professionally managed Arbour Lake Landing, this home features a functional open layout that makes excellent use of every square foot. The spacious living room flows effortlessly into the dining area and well appointed kitchen, creating an inviting space for everyday living and entertaining. Step outside to the oversized private balcony complete with a gas line for your BBQ and enjoy your own outdoor retreat. The generous primary bedroom offers a walk in closet and a private ensuite, while the second bedroom and second full bathroom provide excellent flexibility for family, guests, or roommates. A separate den is ideal for a home office, reading room, or hobby space. Unlike many units in the building, this home offers the convenience of two full bathrooms. Additional highlights include heated underground parking with an oversized stall large enough to accommodate a full size pickup truck, along with a secure storage locker conveniently located just steps from the elevator. The building is exceptionally well maintained with beautifully landscaped grounds, a fitness centre, playgrounds, ample visitor parking, and two elevators for added convenience and accessibility. Ownership also includes full access to the Arbour Lake Residents Association, where you can enjoy the private lake with a sandy beach, swimming, canoeing, paddleboarding, tennis courts, pickleball courts, and to top it off the lake is fully stocked with rainbow

trout for fishing. In the winter there is also skating! It is a lifestyle that few Calgary communities can offer. Ideally located within walking distance to Crowfoot Crossing, you'll have easy access to restaurants, caf  s, shopping, grocery stores, the movie theatre, YMCA, public library, and the LRT station. Whether you're a first time buyer, down-sizer, or investor, this is a rare opportunity to own a beautiful home in one of Calgary's most desirable communities.