



GRASSROOTS
REALTY GROUP

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1314, 950 Arbour Lake Road NW
Calgary, Alberta

MLS # A2326492



\$335,000

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,092 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 747
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to this bright and spacious top-floor corner unit in the highly sought-after lake community of Arbour Lake! Offering 1,091 sq. ft. of thoughtfully designed living space, this beautiful condo features 2 bedrooms, 2 full bathrooms, and a versatile office/den, making it ideal for professionals, downsizers, or anyone working from home. The open-concept layout is filled with natural light and offers a functional floor plan perfect for everyday living and entertaining. Step outside onto your private covered balcony, the perfect place to enjoy your morning coffee or unwind at the end of the day. Additional features include heated underground parking, a secure storage locker, and the peace and quiet that comes with top-floor, corner-unit living. As a resident of Arbour Lake, you'll enjoy exclusive year-round lake access, including swimming, paddleboarding, fishing, skating, and a sandy beach. The community also offers scenic walking paths, parks, playgrounds, excellent schools, Crowfoot Crossing shopping and dining, the YMCA, the Crowfoot LRT Station, and quick access to major roadways and the Rocky Mountains. This is an incredible opportunity to enjoy one of Northwest Calgary's most desirable lake communities!