



GRASSROOTS
REALTY GROUP

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1309, 950 Arbour Lake Road NW
Calgary, Alberta

MLS # A2332810



\$330,000

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	816 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water
Floors:	Carpet, Laminate
Roof:	-
Basement:	-
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	-
Features:	Laminate Counters, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 568
LLD:	-
Zoning:	M-C1 d75
Utilities:	-

Inclusions: Stacked washer/dryer, electric range, fridge, microwave, dishwasher, hood fan.

Welcome to your beautifully renovated, top floor, 2 bedroom, 2 bathroom unit with views! This open-concept apartment features brand-new vinyl plank flooring, new trim, fresh paint, brand-new stainless steel appliances, a new ensuite shower and a reglazed bathtub. It offers ample living space, in-suite laundry, and a large balcony equipped with a gas hookup and views of both the mountains and Winsport. Located in the quiet and friendly community of Arbour Lake Landing, this is the perfect home for pet lovers, outdoor enthusiasts and those looking for convenient access to shopping, restaurants, public transit and schools. Arbour Lake is the only lake community in northwest Calgary and this property grants you exclusive members-only access. The clean, well maintained building has secure underground parking, a fitness centre, party room and an outdoor patio with more gorgeous mountain views. Arbour Lake Landing is just minutes from Crowfoot Centre, the C-Train station, Crowchild Trail and Stoney Trail. Available for quick possession!