



GRASSROOTS
REALTY GROUP

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2301, 950 Arbour Lake Road NW
Calgary, Alberta

MLS # A2334968



\$305,000

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,094 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 747
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: NA

Welcome to this bright and spacious TOP FLOOR, CORNER unit in the highly sought after lake community of Arbour Lake! This condo has the unique offering of having no neighboring units for true peace and quiet. Offering TWO BEDROOMS, TWO FULL BATHROOMS, a versatile DEN/OFFICE and over 1,090 square feet of living space, this beautifully designed condo combines comfort, functionality and an unbeatable lifestyle. Filled with natural light, this home features a large covered balcony; perfect for morning coffee or relaxing evenings. The spacious layout includes the kitchen, a generous living and dining area as well as a flexible den ideal for remote work office, hobbies or additional storage. The primary bedroom is complete with a large walk in closet and private four piece ensuite. A spacious second bedroom and an additional full four piece bathroom with in-suite laundry provide comfort and convenience. Noteworthy; none of the appliances are original. Additional highlights include an exercise room, heated underground parking and a dedicated storage area. Located in the vibrant community of Arbour Lake, residents enjoy exclusive lake access for swimming, boating, fishing, and winter skating, along with nearby parks, pathways, and all the shopping, dining, and entertainment of Crowfoot Crossing. Just a 20 minute walk to the LRT station. Whether you're searching for your next home or an investment opportunity, this exceptional condo offers space, style, outstanding amenities in the community and a central location! Interior photos have been AI-enhanced to help you envision the home's full potential.