

\$405,000 - 104, 950 Arbour Lake Road Nw, Calgary

MLS® #A2090598

\$405,000

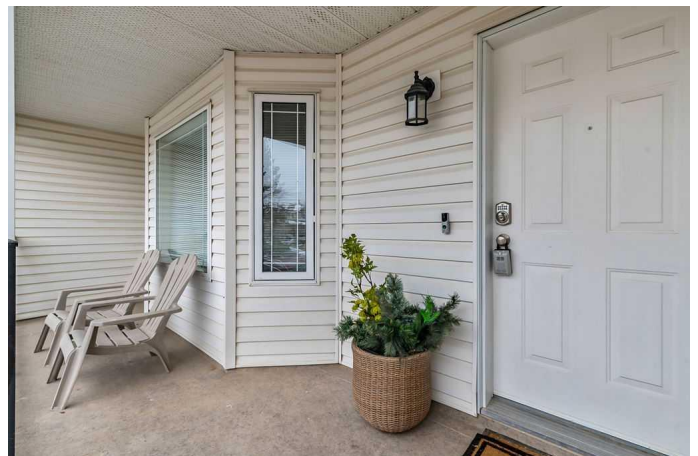
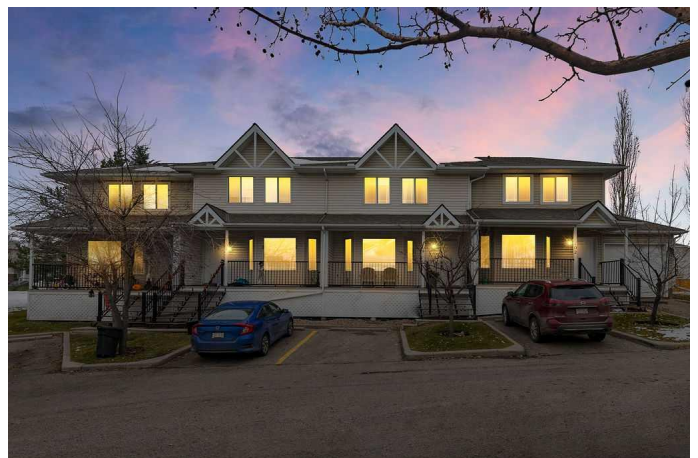
4 Bedroom, 3.00 Bathroom, 1,173 sqft

Residential on 0.04 Acres

Arbour Lake, Calgary, Alberta

****OPEN HOUSE Sun 3-5** NEWLY UPDATED, FULLY FINISHED 4 bedroom townhome in the beautiful LAKE COMMUNITY of Arbour Lake! Hands down one of the nicest units on market with gorgeous flooring, contemporary colours, new appliances, new hardware & new plumbing throughout. Shows 10/10 and available for quick possession! MAIN FLOOR features living room with large window, dining room, kitchen with white cabinetry & access to rear deck, and updated half bath w laundry. UPPER FLOOR features three bedrooms and gorgeous three piece bath. LOWER LEVEL has fourth bedroom, spacious rec room, and full bathroom. Front & back porch offer private outdoor sitting areas, and assigned stall right in front of the unit offers convenient parking. All this, in the beautiful community of ARBOUR LAKE, with amazing schools nearby, superb shopping & LRT at Crowfoot, and members-only lake access for year round recreation (swimming, boating, skating, ice-fishing & more!). RECENT UPDATES (approx \$40K) - all new SS kitchen appliances, new kitchen cabinet hardware, all new plumbing fixtures, new full basement bathroom, updated main and half bathrooms, new 4th bedroom and additional rec room in basement, new carpet in basement, new hot water heater. NOTE that new basement window will be installed prior to possession.**

Built in 2002



Essential Information

MLS® #	A2090598
Price	\$405,000
Sold Price	\$415,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,173
Acres	0.04
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	104, 950 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5B3

Amenities

Amenities	Parking, Playground, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
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Lot Description	Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2023
Date Sold	November 11th, 2023
Days on Market	8
Zoning	M-C1 d75
HOA Fees	262.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR REALTY
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