

\$299,999 - 1314, 950 Arbour Lake Road Nw, Calgary

MLS® #A2094996

\$299,999

2 Bedroom, 2.00 Bathroom, 1,079 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Dogs 20lbs and under are welcome, see Pet Application**Nestled on the top floor of the esteemed "Arbour Lake Landing"™ complex, this immediately available, exceptional residence presents a harmonious blend of comfort and style. Boasting two bedrooms, 2 baths (including a luxurious ensuite), and an additional den, this 1060 sq ft haven offers an expansive living experience. Meticulously upheld, this residence promises quality living within a professionally maintained building.

Included with this unit is a coveted heated underground parking space and a separate storage locker, (even though you have your own storage room in the unit!)enhancing both convenience and security. Wake up to the gentle embrace of the morning sun with an East-facing exposure that infuses the space with a bright and airy ambiance. Upon entry, discover a spacious foyer leading to a generously sized kitchen adorned with ample cabinets and countertop space, perfect for culinary creations.

Large windows grace the living room and breakfast nook, offering expansive views of the surrounding open space while a gas fireplace adds warmth and charm. The master bedroom features a substantial walk-in closet and a well-appointed 4-piece ensuite. Adding to the convenience is an in-suite laundry area equipped with a stacking washer and dryer.



Step out and unwind in your own private sanctuary on the expansive 14' x 6' covered balcony, ideal for relaxation and entertainment. The property's prime location allows for effortless access to amenities, including proximity to the LRT station, YMCA, and Crowfoot Crossing Mall. For nature enthusiasts, a large off-leash area and Arbour Lake beach, providing year-round activities, are just a quick drive away.

In summary, this top-floor unit in Arbour Lake Landing offers not just a residence, but a lifestyle defined by comfort, convenience, and a vibrant community ambiance. Offers will be reviewed tomorrow, Sunday November 26th at 7:30pm. Offers in by 7pm please.

Built in 2000

Essential Information

MLS® #	A2094996
Price	\$299,999
Sold Price	\$343,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,079
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	1314, 950 Arbour Lake Road Nw
Subdivision	Arbour Lake

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 5B3

Amenities

Amenities	Elevator(s), Fitness Center, Other, Parking, Playground, Recreation Facilities, Storage, Visitor Parking
Parking Spaces	1
Parking	Assigned, Underground

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	4

Exterior

Exterior Features	Playground
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame

Additional Information

Date Listed	November 24th, 2023
Date Sold	November 28th, 2023
Days on Market	4
Zoning	M-C1 d75
HOA Fees	220.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	SATHER REAL ESTATE PRO BROKERS LTD.
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