

\$435,000 - 2301, 303 Arbour Crest Drive Nw, Calgary

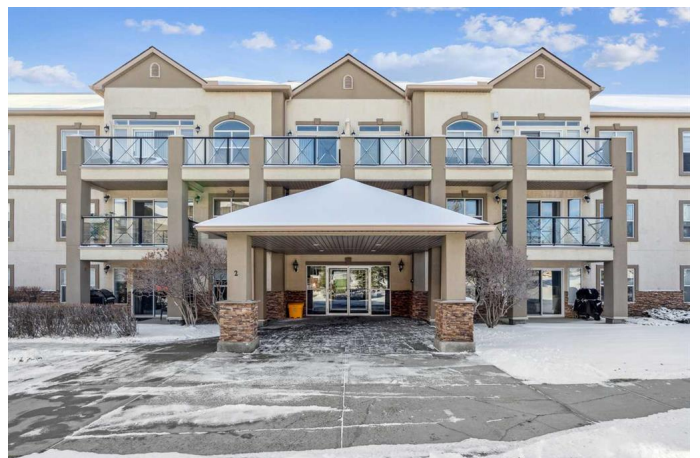
MLS® #A2099865

\$435,000

2 Bedroom, 2.00 Bathroom, 1,521 sqft
Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Situated in the highly coveted Arbour Lake area, this sought-after 18+ complex features one of the largest TOP floor units in the building spanning over 1,521 sqft with a stunning view of the green terrace from the spacious balcony. Boasting 2 bedrooms, 2 bathrooms, a spacious den and a long balcony, this residence is flooded with natural light through its generously sized windows and patio doors. The living room, connecting seamlessly to the balcony, offers ample space. The well-appointed kitchen, featuring a large center island, abundant counter space, and storage, opens up to a sizable dining room area within an open-concept floor plan. The master bedroom impresses with a walk-through closet leading to the 4pc ensuite, while the second bedroom and full bathroom provide excellent accommodations for guests. Additional highlights include an in-suite laundry/storage room and extra storage. Two titled parking stalls in the underground parkade + 1 storage add convenience. The building is age-restricted to 18+ (no dogs allowed - only cats), offering amenities such as a party room, gym, and well-maintained grounds with a gazebo, fountain, and a car wash in the parkade. Residents also enjoy lake access in this vibrant community. Exceptional value is evident throughout, showcasing the pride of ownership in this Arbour Lake gem. Book a showing today!! Don't miss this amazing unit!



2301-303 Arbour Crest Dr NW, Calgary, AB

Main Floor Exterior Area 1601.78 sq ft
Interior Area 1521.05 sq ft



Built in 2001

Essential Information

MLS® #	A2099865
Price	\$435,000
Sold Price	\$455,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,521
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	2301, 303 Arbour Crest Drive Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5G4

Amenities

Amenities	Clubhouse, Elevator(s), Fitness Center, Gazebo, Park, Parking
Parking Spaces	2
Parking	Stall, Titled, Underground

Interior

Interior Features	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room, Mantle
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony, Courtyard, Garden
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 26th, 2024
Date Sold	March 6th, 2024
Days on Market	10
Zoning	M-C1 d75
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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