

\$425,000 - 201, 950 Arbour Lake Road Nw, Calgary

MLS® #A2107146

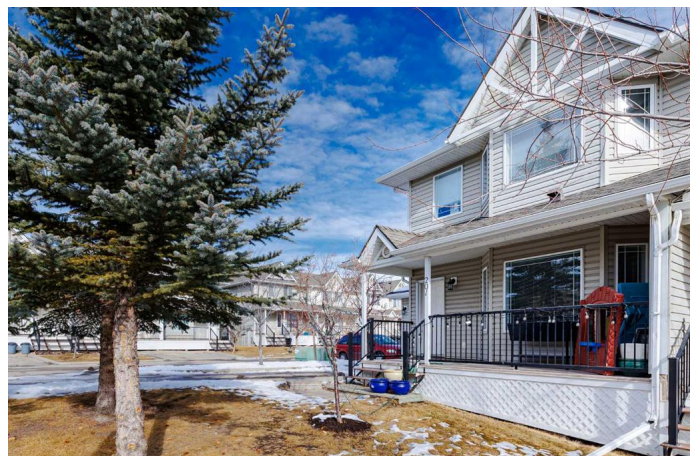
\$425,000

3 Bedroom, 2.00 Bathroom, 1,600 sqft

Residential on 0.09 Acres

Arbour Lake, Calgary, Alberta

****OPEN HOUSE Cancelled ***** Nestled in a quaint neighborhood, this beautifully renovated 3-bedroom townhouse seamlessly combines modern elegance with timeless charm. As you step through the inviting front door, you're greeted by an open-concept living space adorned with laminate floors and flooded with natural light. This spacious living room is perfect for entertaining guests or cozying up with loved ones. The thoughtfully designed kitchen boasts sleek quartz countertops, glass top stainless steel stove, ample cabinet space, a separate pantry, and a designer island making it a culinary haven for both aspiring and seasoned chefs. For your dining pleasure seat your guests in an impressive sanctuary in front of a cozy fireplace. This space can accommodate a large table for many guests yet still feels intimate for those daily meals. The adjacent rear entrance leads to the attached garage and a private bbq area - an outdoor retreat for relaxation. The three well-appointed bedrooms offer tranquility and comfort, each featuring plush carpets and large windows that provide tons of natural light. The primary suite features a convenient ensuite bathroom with a soaking tub and a walk-in closet that ensures ample storage. The unfinished basement is a versatile space, ideal for a home office, huge play space, exercise option and flexible family space. With attention to detail evident throughout, this townhouse boasts upgraded fixtures, contemporary lighting, and decor ensuring a



seamless blend of aesthetics and functionality. Conveniently located near the lake, shopping, dining, and parks, this renovated townhouse offers a harmonious blend of modern living and classic charm. Experience the epitome of comfort and style in this meticulously crafted home.

Built in 2002

Essential Information

MLS® #	A2107146
Price	\$425,000
Sold Price	\$480,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,600
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	201, 950 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5B3

Amenities

Amenities	Gazebo, Playground, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Bathroom Rough-in, Storage
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Covered Courtyard, Playground
Lot Description	Corner Lot, Level, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	February 29th, 2024
Days on Market	7
Zoning	M-C1 d75
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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