

# \$319,900 - 1203, 950 Arbour Lake Road Nw, Calgary

MLS® #A2109346

**\$319,900**

2 Bedroom, 1.00 Bathroom, 816 sqft  
Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Don't miss out on this south-facing apartment at Arbour Lake Landing! Embrace the daily sunshine and breathtaking views of COP & the majestic Rockies from this exceptional unit. Enjoy the privilege of lake access and the convenience of being just a stroll away from the LRT station.

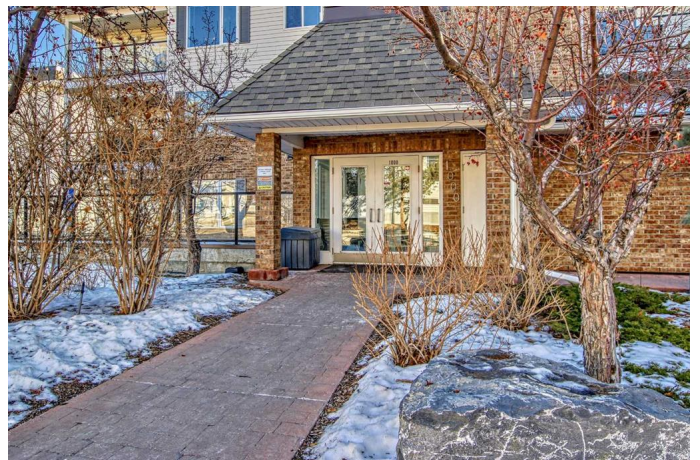
Crafted by the esteemed Swan Group, "Arbour Lake Landing" is strategically situated near schools, Crowfoot Mall, the YMCA, and the Calgary Public Library. Commuting is effortless with easy access to the University of Calgary and downtown.

Indulge in luxury with polished Quartz countertops adorning both the kitchen and bathroom. Your spacious balcony, complete with a gas BBQ outlet, invites you to dine outdoors amidst stunning vistas. Revel in panoramic views from the living room and both bedrooms, while the master bedroom boasts a convenient walk-in closet.

Unwind in the living room by the cozy fireplace, and the 4-piece bath helps you relax even further, featuring exquisite quartz countertops and convenient in-suite laundry.

The building offers convenience with 2 elevators, handicapped access, underground parking, and a separate storage locker. Stay active in the exercise room or host gatherings in the amenities room, featuring a TV lounge and party area. Ample visitor parking ensures your guests feel welcome.

Experience the essence of community living in Arbour Lake, Calgary's premier neighborhood.



Nestled around a picturesque ten-acre lake, Arbour Lake offers a resort-like lifestyle unmatched in NW Calgary. Discover the epitome of comfort and convenience - make Arbour Lake Landing your new home today!

Built in 2000

### Essential Information

MLS® #	A2109346
Price	\$319,900
Sold Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	816
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

### Community Information

Address	1203, 950 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5B3

### Amenities

Amenities	Elevator(s), Parking, Party Room, Playground, Snow Removal, Storage, Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home,
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	Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

## Exterior

Exterior Features	Balcony, BBQ gas line, Playground, Storage
Construction	Brick, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	February 23rd, 2024
Date Sold	March 4th, 2024
Days on Market	10
Zoning	M-C1 d75
HOA Fees	210.00
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Everest Realty and Property Management Corp.
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