

\$290,000 - 3340, 1010 Arbour Lake Road Nw, Calgary

MLS® #A2110680

\$290,000

1 Bedroom, 1.00 Bathroom, 745 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Discover the epitome of comfortable living in this exquisite top-floor, 1-bedroom residence, designed to cater to your every need. As you step inside, you're welcomed by a freshly painted, large living room, where a cozy gas fireplace awaits to add warmth and ambiance to your evenings. The space flows seamlessly into a spacious kitchen, boasting an abundance of counter space and a convenient breakfast bar, perfect for your morning coffee rituals. The kitchen is equipped with a new refrigerator, ensuring your groceries are always kept fresh, and a new washer and dryer, blending functionality with ease.

The bedroom, a sanctuary of tranquility, is connected to the 4-piece bathroom by a walkthrough closet with organizers, optimizing your storage needs. The addition of a versatile den offers the perfect spot for a home office or a cozy reading nook. Step outside onto the large balcony, featuring a natural gas outlet for your grilling pleasures, and soak in the serene views that this top location affords.

This residence doesn't just offer a home; it offers a lifestyle. The titled and secure underground parking, along with a storage locker, adds convenience and peace of mind. The building, professionally managed and secured with modern security systems, includes amenities such as a party room for your celebrations, a spacious lobby that welcomes you and your guests, and a guest



suite for overnight visitors.

Living here means being part of a vibrant community, with the Arbour Lake Community Association just a walk away. Enjoy access to a lake, sandy beach, tennis courts, and playground, not to mention a variety of activities throughout the year, ensuring there's always something exciting on the horizon. Additionally, the proximity to the Crowfoot LRT station and Crowfoot Shopping Centre places almost every kind of shop and service within easy reach, making your daily errands a breeze.

This home is more than just a place to live; it's a space where memories are made, and every detail is crafted with your comfort and lifestyle in mind. Welcome to your new haven, where every day feels like a retreat.

Built in 2002

Essential Information

MLS® #	A2110680
Price	\$290,000
Sold Price	\$294,650
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	745
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	3340, 1010 Arbour Lake Road Nw
Subdivision	Arbour Lake

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4Y8

Amenities

Amenities	Bicycle Storage, Elevator(s), Gazebo, Guest Suite, Parking, Party Room, Secured Parking, Snow Removal, Storage, Visitor Parking, Workshop
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Closet Organizers, Elevator, High Ceilings, Laminate Counters, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 28th, 2024
Date Sold	March 12th, 2024
Days on Market	13
Zoning	M-C1 d75
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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