

\$414,900 - 322, 950 Arbour Lake Road Nw, Calgary

MLS® #A2113380

\$414,900

3 Bedroom, 2.00 Bathroom, 1,250 sqft

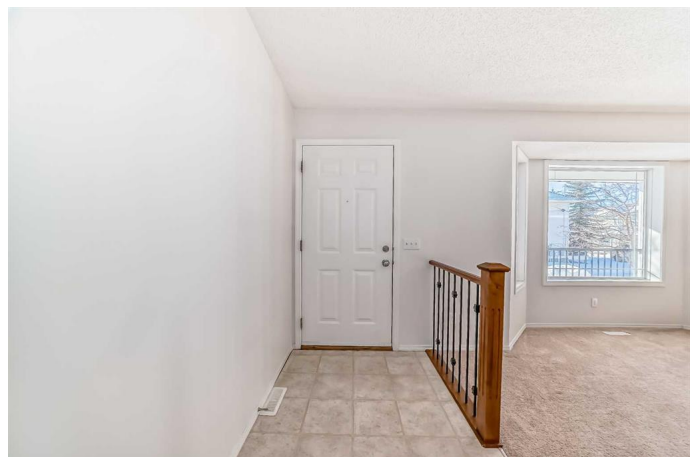
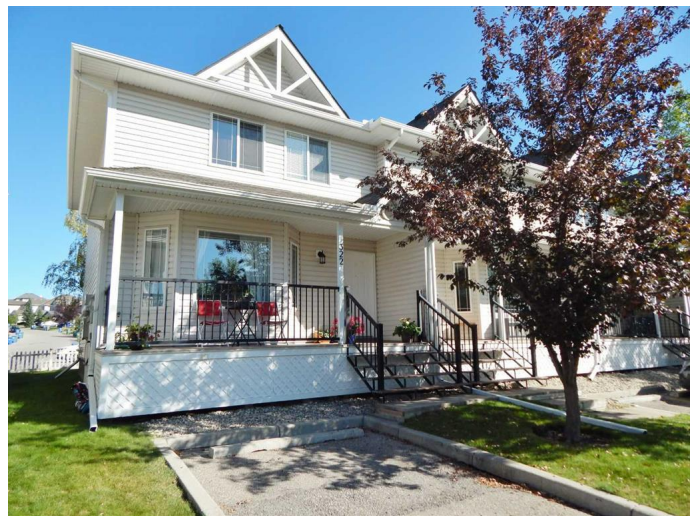
Residential on 0.06 Acres

Arbour Lake, Calgary, Alberta

Beautiful END-UNIT, South-facing townhome in the desirable Arbour Lake Landing complex in the LAKE COMMUNITY of Arbour Lake! This unit was substantially renovated in 2013 with new interior finishings. A bright foyer opens to a generous great room with a bay window and good sized dining area. The spacious eat-in kitchen has maple cabinetry with crown moulding and lower valance with lights, and STAINLESS appliances. Plenty of cabinetry and space to add a central island for additional counter space as preferred. Private 2-pce main bath. Maple/iron railing as you head up to an extra spacious primary bedroom with his and hers double closets plus cheater access to the 4-pce bath with a SOAKER tub/shower combo. Two good sized kids'™ rooms. The unfinished basement offers further development potential and includes a laundry area with a front-load washer and dryer. High-efficiency furnace; Roughed-in central vac. Back deck steps out to a common green space. Sunny South-facing front porch with a convenient parking stall located directly in front of the unit. Condo fees include water. The HOA fee includes access to the lake and recreation facilities. Updated interior doors, trim, railings, flooring, drywall, and lights. Freshly painted and cleaned - move-in ready!

Built in 2002

Essential Information



MLS® #	A2113380
Price	\$414,900
Sold Price	\$429,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,250
Acres	0.06
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	322, 950 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5B3

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Assigned, Parking Pad, Stall

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	No Neighbours Behind, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 19th, 2024
Days on Market	11
Zoning	M-C1 d75
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Rhinorealty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.