

\$375,000 - 1102, 950 Arbour Lake Road Nw, Calgary

MLS® #A2138142

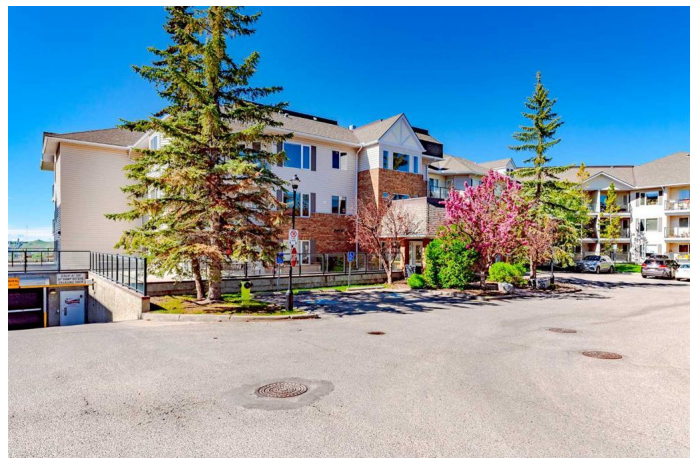
\$375,000

2 Bedroom, 2.00 Bathroom, 1,076 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Situated in Arbour Lake, the jewel of NW Calgary's lake communities, this UPGRADED and MOVE-IN READY 2 Beds + Den and 2 Baths END UNIT features 1,076 sq.ft, 1 underground parking stall and 1 storage locker. Quick possession is available! Perfect for down-sizing home buyers and investors, this spacious unit boasts an expansive south-facing patio with panoramic views of downtown and the mountains. Step into a modern open-concept space adorned with hardwood flooring throughout the living area, kitchen, nook, and hallway. The gourmet kitchen with breakfast nook is upgraded with marble countertops, brand-new appliances and subway tile backsplash. The bright, spacious living room with beautiful views has large windows and a door leading to the huge concrete patio with views of Canada Olympic Park and the mountains. Retreat to the master bedroom with its large walk-in closet and 4pc ensuite bathroom. The second bedroom is equally spacious and versatile, plus a large den that's great for a home office or a 3rd bedroom. An additional 4pc bathroom and in-suite laundry complete the comfort and convenience of this unit. Enjoy on-site amenities, including an exercise room, social lounge, ample visitor parking and playground. You'll also have exclusive access to one of Calgary's premier lake communities, offering a beach, clubhouse, swimming, boating and fishing. The neighbourhood features amenities such as Crowfoot shopping centre, YMCA,



restaurants, parks, playgrounds, schools and an LRT station, providing convenient access to everything you need. Schedule a viewing today and make this exceptional property your new home!

Built in 2000

Essential Information

MLS® #	A2138142
Price	\$375,000
Sold Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,076
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	1102, 950 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5B3

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Storage, Visitor Parking
Parking Spaces	1
Parking	Assigned, Underground

Interior

Interior Features	Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood,

	Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	3

Exterior

Exterior Features	Other
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	June 5th, 2024
Date Sold	June 7th, 2024
Days on Market	2
Zoning	M-C1 d75
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
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