

\$429,900 - 314, 950 Arbour Lake Road Nw, Calgary

MLS® #A2151406

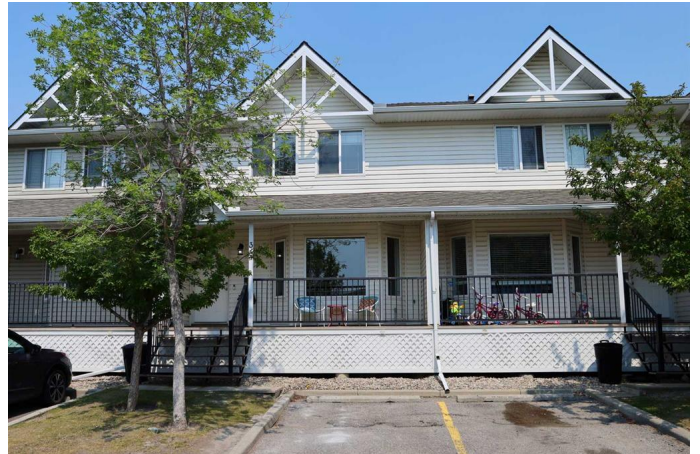
\$429,900

3 Bedroom, 2.00 Bathroom, 1,286 sqft

Residential on 0.04 Acres

Arbour Lake, Calgary, Alberta

Incredible opportunity here in the popular ARBOUR LAKE LANDING project in this beautifully updated townhome in Northwest Calgary's only lake community. Walking distance to the lake & schools, this terrific two storey condo enjoys 3 bedrooms & 1.5 bathrooms, spacious eat-in kitchen, parking stall right at your front door & a host of improvements including vinyl plank floors, newer appliances & hot water tank. Available for quick possession, you'll just love the open feel of the main floor with its South-facing living room with bay window & great-sized dining room, leading into the bright updated kitchen with stainless steel & black appliances. Upstairs there are 3 lovely bedrooms & renovated full bath; the master bedroom has 2 closets & private access into the bathroom. The unspoiled lower level - with painted floors, offers tremendous potential for future development. Handy main floor laundry with Inglis washer & dryer. There are 2 covered decks...the South-facing porch & another North-facing deck off the kitchen. In addition to the hot water tank & vinyl plank floors, other extras & updates include new baseboards & smoke detectors, Decora light switches, knockdown ceilings, new toilets, brass faucet in the kitchen sink & the kitchen appliances are all less than a 1 year old. The decks & roofs in the complex were replaced in the last 10 years as well. The residents of ARBOUR LAKE LANDING also have 2 playgrounds, plenty of visitor parking for their guests &



conveniently only steps to bus stops.
Top-notch location just minutes to the Melcor
YMCA & Crowfoot Library, neighbourhood
parks & Crowfoot Centre with all of its
shopping & restaurants, theatres, services &
LRT right at your fingertips!

Built in 2002

Essential Information

MLS® #	A2151406
Price	\$429,900
Sold Price	\$424,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,286
Acres	0.04
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	314, 950 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5B3

Amenities

Amenities	Parking, Playground, Visitor Parking
Parking Spaces	1
Parking	Assigned, Front Drive, Stall

Interior

Interior Features	Central Vacuum, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 23rd, 2024
Date Sold	August 13th, 2024
Days on Market	21
Zoning	M-C1 d75
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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