

\$399,900 - 1308, 303 Arbour Crest Drive Nw, Calgary

MLS® #A2152764

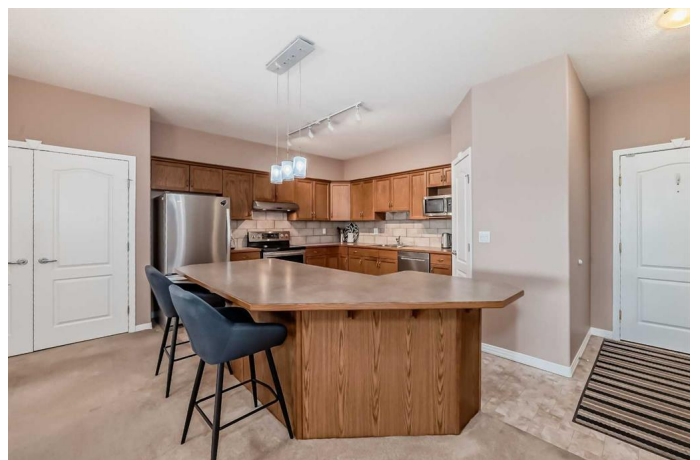
\$399,900

2 Bedroom, 2.00 Bathroom, 1,222 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Welcome to this top floor, well cared for, 2 bedroom, 2 full bath, bright and sunny, air conditioned unit with beautiful Easterly city views and in-suite laundry. Great, spacious layout with open concept central kitchen, living and dining with bedrooms split on either side for full privacy. Lots of room for two people to prepare meals in the good sized kitchen with lots of counter and cabinet space, stainless steel appliances, tiled backsplash, full corner pantry and handy kitchen island for a quick meal. For larger groups the dining area will seat 6 comfortably. During the hot summer days, like we have now, relax comfortably in the living room which has a wall mounted air conditioning unit to keep the place cool. Or enjoy the fresh outdoors on the double wide balcony with views to the east; definitely enough space for some chairs and your gas connected BBQ. When you're ready to retire in the evening the primary suite will easily accommodate a king sized bed, has an efficient walk-through closet to the 4 pce ensuite. The second bedroom is on the other side of the great room and is serviced by a 3 pce bath. Laundry is in the unit, in it's own room with extra space for storage. There's also external storage conveniently found in front of the titled parking stall. Building features include a fitness facility and steam room on the main floor in bldg 1000, first room to the right of the main foyer and a party room in bldg 2000, first room to the right of the main foyer. There's also a handy car wash in the



underground parkade as well as beautifully landscaped walking paths and a water feature on the property.

Built in 2001

Essential Information

MLS® #	A2152764
Price	\$399,900
Sold Price	\$426,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,222
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1308, 303 Arbour Crest Drive Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5G4

Amenities

Amenities	Beach Access, Car Wash, Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating	In Floor

Cooling	Wall Unit(s)
# of Stories	3

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Additional Information

Date Listed	July 25th, 2024
Date Sold	July 29th, 2024
Days on Market	4
Zoning	M-C1 d75
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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