

\$569,900 - 1417, 303 Arbour Crest Drive Nw, Calgary

MLS® #A2156723

\$569,900

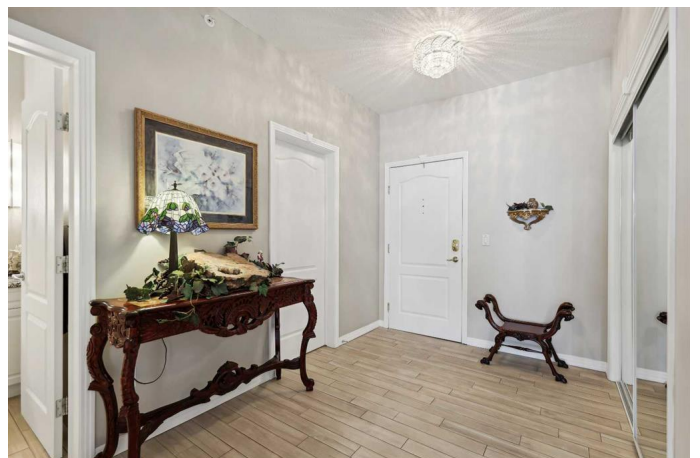
2 Bedroom, 2.00 Bathroom, 1,586 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

OPEN HOUSE ON SUNDAY AUGUST 18

2-4PM!!! This top-floor gem in a Lake community offers a premier living experience with its bright and airy 2-bedroom, 2-bathroom layout with 9ft ceilings. Spanning 1586 sq/ft, this well-maintained unit features a spacious, open concept with a central kitchen that seamlessly connects to the living and dining areas. Upgrades include stylish flooring, a modern kitchen, and elegant bathrooms, plus a double-sided fireplace. The kitchen is a standout feature, boasting ample granite counters and cabinet space, stainless steel appliances, a tiled backsplash, a full pantry, and a large island. For comfort during warmer months, a wall-mounted air conditioning unit in the living room and a west-facing balcony with sunset views and a pond overlook are perfect retreats. Additional highlights include a versatile flex room for reading or an office, a large primary bedroom with space for a king-sized bed and a walk-through closet leading to a 3-piece ensuite bathroom, a second bedroom and a 4-piece bath. Practical features include in-suite laundry, extra storage in the laundry room, and external storage in front of the titled parking stall. The large parking stall is conveniently located next to the elevator. The building enhances the living experience with amenities such as a fitness facility, a steam room in building 1000, a party room in building 2000, and a car wash in the underground parkade. Residents also benefit from beautifully landscaped walking paths, a



serene water feature on the property and access to Arbour Lake which offers boating, beach, fishing, and swimming. This property offers comfort, functionality, and convenience, making it an ideal choice for quality living in a vibrant community located close to the Ctrain, shopping, schools, library and a recreation facility. Photos do not capture its true charm”call today to view

Built in 2001

Essential Information

MLS® #	A2156723
Price	\$569,900
Sold Price	\$570,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,586
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1417, 303 Arbour Crest Drive Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5G4

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Sauna, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Ceiling Fan(s), Chandelier, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sauna, Storage
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Brick, Stucco

Additional Information

Date Listed	August 9th, 2024
Date Sold	August 19th, 2024
Days on Market	10
Zoning	M-C1 d75
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Mission Real Estate
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