

\$409,900 - 1315, 303 Arbour Crest Drive Nw, Calgary

MLS® #A2178357

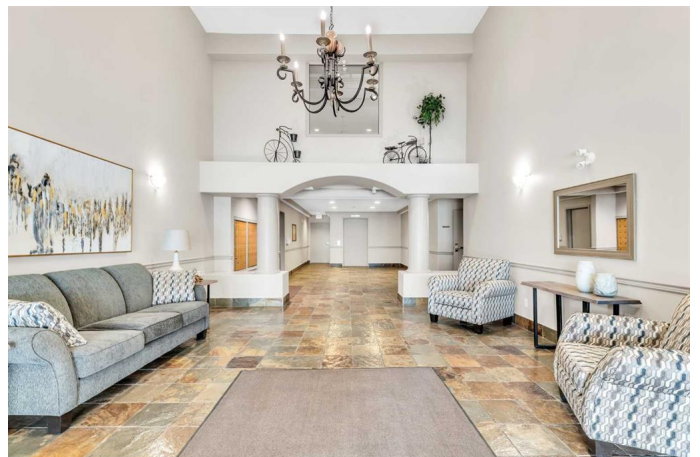
\$409,900

2 Bedroom, 2.00 Bathroom, 1,145 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

This 3rd-floor oasis with Modern Conveniences in a Premier Adult-Only Building. Welcome to this stunning 2-bedroom, 2-bath apartment that perfectly blends modern living with comfort. Located in a sought-after Arbour Lake adult-only building, this residence offers both luxury and convenience. Step into the bright, open-concept living space featuring a cozy gas fireplace, perfect for relaxing evenings. The kitchen is a chef's dream, boasting sleek stainless steel appliances, a spacious pantry, and a central island with an eating bar ideal for casual dining and entertaining. The primary bedroom is your personal retreat, featuring a walk-through closet that leads to a private 4-piece ensuite. The second bedroom, cleverly designed with a built-in Murphy bed, doubles as a flexible space for guests or a home office. Enjoy the in-suite laundry room with a stacked front-loading washer and dryer and ample storage for added convenience. Savor the serene ambiance on your private balcony, which overlooks a tranquil fountain and comes equipped with a gas line for effortless BBQs. The unit includes an underground titled parking stall with access to a convenient car wash station. Residents also have exclusive use of the on-site fitness center, making it easy to stay active without leaving home. With premium features throughout and unparalleled amenities, this top-floor apartment truly offers the best in upscale, low-maintenance living. Don't miss this incredible



opportunityâ€”schedule your private viewing today.

Built in 2001

Essential Information

MLS® #	A2178357
Price	\$409,900
Sold Price	\$415,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,145
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	1315, 303 Arbour Crest Drive Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5G4

Amenities

Amenities	Fitness Center, Car Wash
Parking Spaces	1
Parking	Parkade, Underground, Stall

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard

Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony, BBQ gas line, Storage, Courtyard
Lot Description	See Remarks
Construction	Wood Frame

Additional Information

Date Listed	November 11th, 2024
Date Sold	November 23rd, 2024
Days on Market	12
Zoning	M-C1
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
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