

2106, 950 Arbour Lake Road NW  
Calgary, Alberta

MLS # A2240740

# \$325,000



<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 557
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Toaster oven

Enjoy sunny south exposure on the EXPANSIVE DECK with breathtaking PANORAMIC MOUNTAINS, COP & CITY VIEWS at this lovely Arbour Lake Landing condo. The open floor plan provides a SPACIOUS 831 square feet and this, well appointed, condo features 2 BEDROOMS and 2 FULL BATHROOMS. The large primary bedroom offers a WALK-THRU closet, 3 piece ensuite bathroom and views. There is a great sized 2nd bedroom across from the main 4-piece bathroom and in-suite laundry. The BRIGHT white kitchen has an eating bar, and BRAND-NEW faucet. Laminate floors cover the main living area and flow through the living room to the entrance to the large deck with GLASS RAILING and a GAS LINE. This outdoor space is sure to be enjoyed immensely! Included with the condo is one assigned heated underground PARKING stall and one assigned STORAGE unit. There are also a common area gym/library/sitting room to enjoy. The room can also be booked for a private event. You also get LAKE ACCESS to beautiful Arbour Lake and the convenience of nearby amenities such as city transit, shops, stores, restaurants and groceries - and a short drive to the Rocky Mountains! Don't miss out on this great opportunity.