



**1302, 1010 Arbour Lake Road NW  
Calgary, Alberta**

**MLS # A2273131**

**\$289,900**



|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Arbour Lake  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)   |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit  |               |                   |
| <b>Size:</b>     | 667 sq.ft.   | <b>Age:</b>   | 1999 (27 yrs old) |
| <b>Beds:</b>     | 1  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Garage Door Opener, Guest, Parkade, Paved, Secured, Stall, Titled, Undergr |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | -  |               |                   |

|                    |                                  |                   |          |
|--------------------|----------------------------------|-------------------|----------|
| <b>Heating:</b>    | In Floor, Natural Gas            | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum       | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                                | <b>Condo Fee:</b> | \$ 425   |
| <b>Basement:</b>   | -                                | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Siding | <b>Zoning:</b>    | M-C1 d75 |
| <b>Foundation:</b> | -                                | <b>Utilities:</b> | -        |
| <b>Features:</b>   | See Remarks                      |                   |          |
| <b>Inclusions:</b> | NA                               |                   |          |

Located in the heart of the mature and highly sought-after community of Arbour Lake, this top-floor unit offers incredible value—whether you're a first-time buyer, downsizing, or seeking a solid investment. Step inside to find laminate flooring guiding you past a versatile den (ideal as a second bedroom or home office) and into a bright, open-concept living area. The kitchen is equipped with crisp white appliances, ample counter space, lots of cabinetry, and convenient in-suite laundry access. You'll love the vaulted ceilings and large windows in the living room, filling the space with natural light. A cozy fireplace adds warmth and charm—perfect for those cold winter evenings. The primary bedroom sits just steps from the full bathroom for easy access. This unit also includes underground parking and a dedicated storage locker. Residents enjoy access to a social room and a guest suite for visiting friends or family. All of this is part of a well-managed condo complex on a quiet street, overlooking peaceful green space. Book your showing with your favorite REALTOR® today!