

2319, 950 Arbour Lake Road NW
Calgary, Alberta

MLS # A2286495



\$300,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Arbour Lake | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 878 sq.ft. | Age: | 2004 (22 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Laminate, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 611 |
| Basement: | None | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Walk-In Closet(s) | | |

Inclusions: N/A

Incredible layout in this 2-bedroom + Den, 2-bath condo. Cook up a storm in the well appointed kitchen, tons of living space for comfort, unwind in your spacious primary retreat with large walk-in closet and private 3-piece ensuite, and soak up summer on your oversized deck with a gas line for BBQ season. Great size 2nd bedroom, 4-piece bath with laundry, AND amazing flex space for your office, yoga/meditation, craftroom, TV room...whatever suits your lifestyle!! Heated underground parking (YES) Storage unit (YES) Gym, Library with a View (YES). This property has you covered!! LOCATION LOCATION LOCATION!!! Enjoy access to the lake, easy access to all amenities, transit, and a quick escape to the mountains. Perfect for first-time buyers, savvy investors, or downsizers ready for easy living — this one checks all the boxes!