

**2203, 950 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2215946



\$400,000

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	819 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 586
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	None		

2 BEDROOM | 2 BATHROOM | LOW RISE CONDO | 818 SQFT | PARKING SPOT | STORAGE LOCKER | OPEN LAYOUT | BALCONY | SOUTHWEST-FACING EXPOSURE | Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo in the desirable Arbour Lake neighbourhood, offering 818 sqft of bright and functional living space. The open-concept design features a spacious living room with large windows that flood the space with natural light. The modern kitchen includes quartz countertops, a breakfast bar, and stainless steel appliances, perfect for preparing meals or entertaining guests. The primary bedroom is generously sized with a walk through closet and a 3-piece ensuite bathroom. The second bedroom is also a great size and is conveniently located across from a 4-piece bathroom with adjoining convenient in-unit laundry. The private spacious southwest facing balcony offers a fantastic spot to relax and take in the fresh air. This condo includes one assigned underground parking spot and a storage locker. The complex offers great amenities, including a fitness center, party room, gazebo, and visitor parking. Located just minutes from the lake, parks, schools, shopping, and dining options, this home is move-in ready and perfect for those looking for a low-maintenance lifestyle. Book your showing today!