

**2310, 950 Arbour Lake Road NW**  
**Calgary, Alberta**

**MLS # A2221938**



**\$314,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	819 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 557
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Walk-In Closet(s)		

**Inclusions:** all window coverings and all light fixtures

TOP FLOOR, TWO-bedroom condo in Arbour Lake Landing WITH LAKE ACCESS. This condo is very well laid out. Its open concept makes the most of its space and overlooks the dining area and the living room from the kitchen. The large balcony, with glass railings, offers plenty of room for seating and a BBQ, and is surrounded by trees for added privacy. Both the primary bedroom and the second bedroom are spacious, with the primary bedroom featuring a large walk-in closet. The bathroom has a smart layout; it is a 4-piece and includes IN-SUITE LAUNDRY, nicely tucked away with a sliding door. At the entrance of the unit is an extra-large storage area, and additional storage is available in the parkade with a SEPARATE STORAGE LOCKER for this unit. The building is well maintained, has a secured entrance and offers heated UNDERGROUND parking. Amenities include a GYM and social room. There is also plenty of visitor parking available, and a playground. But even better, this condo comes with LAKE ACCESS! Arbour Lake features a beach and opportunities for swimming, fishing and boating. Want to learn paddle boarding or fly fishing? It is possible right here in Arbour Lake. Arbour Lake Landing ALLOWS PETS with board approval. It is conveniently located just minutes from the Crowfoot LRT Station and the shops of Crowfoot Crossing. As well, from here there is quick access to Crowchild Trail and Stoney Trail, to the Rockies or Downtown.