

2218, 1010 Arbour Lake Road NW
Calgary, Alberta

MLS # A2291336



\$274,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Arbour Lake | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 634 sq.ft. | Age: | 1999 (27 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parkade, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|-----------------------------------------------------------------------------|-------------------|--------|
| Heating: | Central, Hot Water, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 412 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame, Wood Siding | Zoning: | SR |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Laminate Counters, Open Floorplan, Pantry | | |

Inclusions: 3 building key Fobs

Welcome to this well-appointed and affordable 1-bedroom + den apartment, ideally located facing green space with downtown views. The unit offers a functional open-concept layout with a spacious foyer. The den features French doors and built-in desk and shelving, making it ideal for a home office or guest space. The kitchen includes ample cabinetry, full-height tile backsplash, and a pantry/laundry room for added storage and convenience. It opens directly into the bright living area, complete with large windows and access to a private balcony with a gas BBQ line. The primary bedroom is generously sized with a walk-in closet. The 4-piece bathroom features a deep tub, full-height tile surround, and good counter space. Heated under-slab flooring runs throughout the entire unit, providing consistent comfort and added value. The building is well-managed and offers excellent amenities, including resident lounges, guest suite, bike storage, workshop, and a landscaped courtyard. Includes titled underground parking with a storage locker located directly in front. Enjoy year-round lake access with swimming, skating, fishing, tennis courts, beaches, and walking paths. Conveniently located close to shopping, restaurants, transit, and major routes.