

**1205, 950 Arbour Lake Road NW  
Calgary, Alberta**

**MLS # A2292904**



**\$329,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	815 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 568

**Basement:** -

**LLD:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Zoning:** M-C1 d75

**Foundation:** -

**Utilities:** -

**Features:** See Remarks

**Inclusions:** N/A

Welcome to this two-bedroom, one-bathroom condo in the desirable lake community of Arbour Lake. This unit features vinyl plank flooring throughout and a functional layout with an open living and dining area. Step outside onto the southwest-facing balcony, offering a pleasant view and a great spot to enjoy afternoon sun. Additional conveniences include in-suite laundry, one assigned parking stall, and a separate storage locker. Residents of the building enjoy access to a variety of amenities, including a fitness area and party/amenity room, along with year-round lake access at Arbour Lake, where you can enjoy swimming, skating, and outdoor recreation. Located close to shopping, restaurants, transit, and major routes, this condo offers an opportunity to get into one of northwest Calgary's most sought-after lake communities.