

1318, 950 Arbour Lake Road NW
Calgary, Alberta

MLS # A2293230



\$305,000

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	874 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 610
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Granite Counters		

Inclusions: Key fob(s), Telus hub

Welcome to this bright and beautifully maintained TOP-FLOOR condo in the highly sought-after lake community of Arbour Lake — offering IMMEDIATE POSSESSION and an unbeatable combination of comfort, convenience, and lifestyle. Featuring 2 bedrooms + a spacious den, this well-designed unit is ideal for professionals, first-time buyers, downsizers, or investors alike. Built with concrete slab construction for enhanced soundproofing and durability, this home offers peace and privacy along with an abundance of natural light throughout the open-concept layout. The kitchen flows seamlessly into the dining and living areas, creating a functional and inviting space for everyday living and entertaining. Step outside to your private top-floor balcony complete with a gas hookup for your BBQ — perfect for summer evenings. The spacious primary bedroom features its own ensuite, while the second bedroom and large den provide flexibility for guests, a home office, or additional living space. A second full bathroom and convenient in-suite laundry add to the practicality of the home. Residents of Arbour Lake Landing enjoy access to excellent building amenities including a fitness room, social room, assigned parking, and a storage locker. Plus, enjoy exclusive year-round lake access with swimming, fishing, skating, and tennis just moments away. Ideally located near Crowfoot Crossing, Crowfoot CTrain Station, shopping, restaurants, parks, and major commuter routes — everything you need is right at your doorstep. Immediate possession available, making this an incredible opportunity for buyers looking to move quickly.