

1112, 1010 Arbour Lake Road NW
Calgary, Alberta

MLS # A2297672



\$399,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,049 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Underground Sprinklers		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 664
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions: Alarm system hardware <as is>

First-time offered in over 20 years is this wonderful home in the popular STONECROFT ARBOUR LAKE condo project…a light & airy corner unit with 2 bedrooms + den, extra-wide titled parking stall, 2 full bathrooms & new carpets, laminate floors & kitchen appliances. You’ll absolutely love the bright & open feel of this dynamite main floor end unit, with its expansive windows & high ceilings, large living room with toasty gas fireplace, cozy dining room area & sunny kitchen with island & new sink/faucet, new white appliances & loads of cabinet space. The primary bedroom is a fantastic size & features a great-sized closet & private ensuite with walk-in shower. The 2nd bedroom also has a large closet & is right across from the 2nd full bathroom. Insuite laundry with space-saving Whirlpool washer/dryer. For your outdoor enjoyment, relax on your private covered patio complete with natural gas hook-up for your BBQ. You’ll love the convenience of having easy access via the stairwell that is just steps from your unit, down to the underground parkade to your “end unit” parking stall…which is extra wide, & your storage locker…only steps from the stairwell. Improvements in 2025 include kitchen appliances, carpet, laminate floors, both toilets, repainted ceilings & kitchen sink/faucet. Monthly condo fees include heat & water-sewer. The residents of STONECROFT ARBOUR LAKE have access to inviting lounges with kitchens & fireplaces, bike storage, guest suites, workshop & plenty of parking spaces for their visiting friends & family. The Arbour Lake Residents Club & the lake are literally moments away…with its sandy beaches, tennis courts & playground, & is the site of year-round community activities: fishing, boating, ice skating & so much more. Unbeatable location within walking distance to bus stops, close to

neighbourhood schools & all the shopping, restaurants & the LRT at Crowfoot Centre are within easy reach. Quick access to both Stoney & Crowchild Trails, providing easy access to the University of Calgary & hospitals (Foothills, Alberta Children's & Arthur J. E. Child Cancer Centre), major retail centers, YMCAs (Shane & Melcor), Crowfoot Library & downtown.