

**2318, 303 Arbour Crest Drive NW**  
**Calgary, Alberta**

**MLS # A2304473**



**\$449,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,138 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 644
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Blinds

Welcome to this beautifully updated 2 bedroom, 2 bathroom condo in the sought after Chateaux at Arbour Lake, an 18+ adult complex known for its quiet setting, well maintained grounds, and strong sense of community. This top floor unit offers just over 1,130 sq ft with a functional, open layout and 9' ceilings that create a bright, comfortable living space. The kitchen has been extensively updated with painted cabinetry, quartz countertops, a new backsplash, granite sink, and newer fridge and stove, all centered around a large island with plenty of prep and storage space. The living and dining areas flow seamlessly together and are anchored by a modern electric fireplace with a custom built mantle and surround, creating a clean, contemporary focal point, with direct access to a private balcony with views toward the landscaped courtyard, pond and fountain. The primary bedroom is generously sized and features a walk-through closet and 4 piece ensuite, while the second bedroom is well positioned for guests or a home office and sits next to a 3 piece bathroom. Additional upgrades include vinyl plank flooring throughout, new baseboards and trim, all new light fixtures, updated toilets, new closet doors, and fresh paint completed in 2022, giving the unit a clean, move-in ready feel. In-suite laundry and a dedicated storage room add to the overall functionality. This unit also includes titled underground heated parking, with storage cage, and access to a convenient car wash bay. Residents of the Chateaux enjoy a range of amenities including a fitness room, recreation and games room, and a private outdoor park space with gazebo, all just minutes to Crowfoot shopping, LRT access, and the lake amenities that make Arbour Lake one of Calgary's most desirable communities.