

2209, 950 Arbour Lake Road NW
Calgary, Alberta

MLS # A2337998



\$287,000

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	817 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 568
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, See Remarks, Walk-In Closet(s)		

Inclusions: New portable Black & Decker AC unit

OPEN HOUSE THIS SATURDAY, SEPTEMBER 5th, FROM 1 - 3 PMWelcome to unit 2209 at 950 Arbour Lake Road NW, a freshly painted bright and inviting 2 bedroom, 1 bathroom condo offering 816 sq ft of thoughtfully designed space in Calgary's premier lake community. Inside, updated vinyl plank flooring flows seamlessly through the open-concept dining and living areas, creating a modern, cohesive feel. The functional kitchen comes equipped with crisp white cabinetry, generous counter space, and a raised breakfast bar. A large glass patio door fills the living room with natural light. It opens onto a spacious, covered balcony deck with glass railings—an ideal outdoor retreat for morning coffee or relaxing amidst mature tree views. The spacious primary bedroom serves as a comfortable retreat, complete with a generous walk-in closet for all your storage needs. The versatile second bedroom easily adapts to your lifestyle, making it perfect for a cozy guest room, dedicated home office, or hobby space. A well-appointed 4-piece bathroom, with direct access to an in-suite laundry room, ties the private quarters together. Your HOA fee includes full access to Arbour Lake for swimming, boating, fishing, and skating. Located close to Crowfoot Crossing, public transit, LRT, local schools, and major roadways. A fantastic opportunity for first-time buyers, downsizers, or savvy investors!