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GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

1113, 950 Arbour Lake Road NW Calgary, Alberta

MLS # A2352824

$314,700

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,069 sq.ft.	**Age:**	2000 (26 yrs old)
Beds:	2	**Baths:**	2
Garage:	Electric Gate, Guest, Heated Garage, Owned, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 759
Basement:	-	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	M-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Vinyl Windows		

Inclusions: Under Counter Hot Water Boiler

LAKE COMMUNITY LIVING… WHERE NATURE MEETS CITY CONVENIENCE! Imagine waking up, pouring your morning coffee & stepping onto your PRIVATE COVERED PATIO, where the GENTLE sounds of birds singing in the trees welcome another BEAUTIFUL day. Beyond your patio lies a PEACEFUL NATURAL AREA where rabbits, squirrels & even the occasional MOOSE have been spotted! Just steps away, a PAVED PATHWAY invites you to explore the green space & discover BREATHTAKING MOUNTAIN VIEWS. It’s hard to believe you’re still in Calgary! Welcome to ARBOUR LAKE LANDING, nestled in one of Northwest Calgary’s most DESIRABLE LAKE COMMUNITIES. Step inside this BEAUTIFULLY PRESENTED, SPACIOUS two-bedroom home & discover an inviting OPEN living area with ATTRACTIVE flooring, WARM neutral colours, quality HUNTER DOUGLAS BLINDS & ABUNDANT NATURAL LIGHT. The GENEROUS living room provides a COMFORTABLE place to relax or entertain, while the adjoining dining area is PERFECT for quiet dinners or memorable evenings with friends. The UPDATED KITCHEN impresses with RICH DARK CABINETRY, stylish backsplash, GENEROUS counter space, stainless steel appliances & CONVENIENT breakfast bar. The SPACIOUS PRIMARY BEDROOM offers a WONDERFUL retreat with a WALK-IN CLOSET & ensuite, while the second bedroom welcomes family or guests. And look—a SEPARATE DEN! With its GLASS-PANELLED DOOR inviting additional NATURAL LIGHT, this FLEXIBLE space is PERFECT for a HOME OFFICE, reading retreat or creative hobbies. IN-SUITE LAUNDRY adds everyday CONVENIENCE. Step outside onto your COVERED PATIO & enjoy a PEACEFUL outdoor living space overlooking landscaped grounds, with the BEAUTY OF

NATURE just beyond. A CONVENIENT BBQ GAS LINE makes summer grilling effortless—just fire up the BBQ, settle in & enjoy the surroundings! Your HEATED UNDERGROUND PARKING stall is conveniently located close to the parkade entrance & ELEVATOR, with a STORAGE CAGE directly in front—perfect for seasonal tires, golf clubs & extra belongings. Residents also enjoy an ON-SITE FITNESS ROOM, welcoming SOCIAL ROOM for gatherings & beautifully maintained grounds. But the lifestyle doesn’t end there! As an ARBOUR LAKE resident, enjoy access to Calgary’s ONLY NORTHWEST LAKE COMMUNITY, featuring a PRIVATE LAKE with sandy beach, swimming, fishing, boating & winter skating. Just minutes away, CROWFOOT CROSSING offers EXCEPTIONAL shopping, groceries, restaurants, coffee shops, movie theatre, library, YMCA & everyday services. The nearby CROWFOOT C-TRAIN makes commuting downtown CONVENIENT, while quick access to CROWCHILD TRAIL & STONEY TRAIL connects you to Calgary, COCHRANE & the ROCKY MOUNTAINS. Whether DOWNSIZING, purchasing your FIRST HOME or seeking LESS MAINTENANCE & MORE FREEDOM, this property offers an exceptional blend of COMFORT, CONVENIENCE & NATURAL BEAUTY. All of this for only $15,735 down & $1,591.99/month (O.A.C.). Your next chapter starts HERE! Book your PRIVATE SHOWING today!

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