



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**950 ARBOUR LAKE Road #308, Calgary T3G 5B3**

MLS®#: **A2153060**

Area: **Arbour Lake**

Listing Date: **08/16/24**

List Price: **\$399,999**

Status: **Pending**

County: **Calgary**

Change: **-\$19k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2002**  
Lot Information  
Lot Sz Ar: **1,661 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,258**  
Low Sqft:  
Ttl Sqft: **1,258**

DOM

**33**  
Layout  
Beds: **3 (3 )**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Front Yard**  
Park Feat: **Assigned,Outside,Parking Pad,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Hardwood,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Closet Organizers,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	10`5" x 4`4"
Dining Room	Main	8`6" x 12`7"
2pc Bathroom	Main	6`5" x 3`11"
Bedroom	Second	7`9" x 9`11"
Bedroom - Primary	Second	9`11" x 16`10"
Laundry	Basement	9`4" x 18`6"

Room	Level	Dimensions
Living Room	Main	12`9" x 14`10"
Kitchen With Eating Area	Main	9`9" x 14`10"
Bedroom	Upper	10`0" x 8`11"
4pc Bathroom	Second	9`1" x 5`6"
Flex Space	Basement	15`3" x 18`6"

Legal/Tax/Financial

Condo Fee:  
**\$468**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1 d75**

Legal Desc: **0012205**

Remarks

Pub Rmks: **Welcome to this townhouse located in the popular Arbour Lake community in Northwest Calgary. This townhouse has 3 bedrooms & 1.5 bathrooms, eat-in kitchen and stainless appliances. The large living room which is great for entertaining-leads into your kitchen. The South-facing porch and another north facing deck of the kitchen. There is a spacious area in the basement and separate laundry area. Walking distance to the lake and school. The residents of Arbour Lake Landing also have playground and plenty of visitor parking for their guests. The location is excellent. The neighborhood features amenities such as Crowfoot shopping center, YMCA, restaurants, parks, schools and an LRT station, providing convenient access to everything you need. Schedule a viewing today and make it your new home.**

Inclusions: **None**  
Property Listed By: **Grand Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





