



THE
A-TEAM

**RE/MAX
FIRST**

950 ARBOUR LAKE Road #1118, Calgary T3G 5B3

MLS® #: **A2163473** Area: **Arbour Lake** Listing Date: **09/05/24** List Price: **\$324,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2000**

Finished Floor Area

Abv Sqft: **872**
 Low Sqft:
 Ttl Sqft: **872**

DOM

14
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Stall,Underground**

Utilities and Features

Roof:
 Heating: **Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Range Hood,Refrigerator,Window Coverings**
 Int Feat: **Breakfast Bar,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	10`6" x 11`4"	Dining Room	Main	10`6" x 8`5"
Kitchen	Main	7`11" x 8`10"	Den	Main	9`5" x 7`10"
Bedroom - Primary	Main	10`4" x 12`7"	3pc Ensuite bath	Main	8`3" x 7`10"
Bedroom	Main	10`4" x 12`3"	4pc Bathroom	Main	4`10" x 7`9"

Legal/Tax/Financial

Condo Fee:
\$601

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d75

Legal Desc: **0012851**

Remarks

Pub Rmks: **Beautiful main-floor 2 bedrooms + den + 2 baths + 3 underground parking stalls + storage locker + in-suite laundry all included in one low price. This bright unit offers ample space and in excellent move-in condition. A modern concept kitchen overlooking dining room and living room. Spacious primary bedroom with 3-piece en suite and walk-in closet. Second bedroom , main bath and den are located down the hall. Step outside from living room to your huge private covered deck. Flooring only 2.5 years old. Excellent location close to playground, shopping, schools, restaurants, transit and YMCA. Amenities include a party room, gym, library and lake access. One titled and two assigned parking stalls. A must to see!**

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

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











