



THE
A-TEAM

**RE/MAX
FIRST**

950 ARBOUR LAKE Road #2207, Calgary T3G 5B3

MLS®#: **A2169173**

Area: **Arbour Lake**

Listing Date: **09/30/24**

List Price: **\$419,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 15-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,130**
Low Sqft:
Ttl Sqft: **1,130**

DOM

51
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Assigned,Heated Garage,Parkade,Secured,Stall,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,Geothermal**
Sewer:
Ext Feat: **Balcony,Playground**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Open Floorplan,See Remarks,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`5" x 4`10"	4pc Ensuite bath	Main	9`3" x 12`8"
Balcony	Main	6`10" x 15`10"	Bedroom	Main	14`3" x 11`2"
Dining Room	Main	11`6" x 9`3"	Foyer	Main	7`6" x 10`6"
Kitchen	Main	13`8" x 10`2"	Living Room	Main	19`11" x 16`6"
Den	Main	11`2" x 8`4"	Bedroom - Primary	Main	17`2" x 12`0"
Walk-In Closet	Main	4`8" x 5`7"			

Legal/Tax/Financial

Condo Fee:
\$763

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0311404**

Remarks

Pub Rmks: **Stunning Panoramic Views of Downtown, COP, and the Rocky Mountains - A Rare Opportunity with Exclusive Access to Arbour Lake! Located in the highly sought-after Arbour Lake community, this MOVE-IN READY 2 Bedroom + Den, 2 Bathroom END UNIT boasts 1,030 sq. ft. of well-designed living space, featuring an expansive west-facing balcony with breathtaking views of downtown Calgary, Canada Olympic Park, and the Rocky Mountains. With 2 assigned side-by-side underground parking stalls and a separate storage locker, this property offers exceptional value and convenience. Perfect for downsizers, young professionals, or investors, the bright and open-concept living area is filled with natural light and provides direct access to the large balcony—perfect for enjoying your morning coffee or sunsets while taking in stunning views. The kitchen is equipped with a breakfast nook, pantry, and breakfast bar, along with a new stainless steel electric stove, dishwasher, and microwave hood fan, and is complemented by a newer refrigerator. The primary bedroom features a generous walk-in closet and a private 3-piece ensuite bathroom featuring a soaker tub. The second bedroom is conveniently located next to the 4-piece main bathroom, making it ideal for guests. Additionally, the spacious den can be used as a dedicated home office or even a potential 3rd bedroom, offering versatile living options. An in-suite laundry area completes the layout, providing extra convenience. Residents have access to fantastic on-site amenities, including an exercise room, social lounge, ample visitor parking, and a playground. As a resident of Arbour Lake, you will also have exclusive access to the private lake, featuring year-round activities like swimming, boating, fishing, ice skating, and more. The neighbourhood offers abundant amenities, such as Crowfoot Shopping Centre, the YMCA, restaurants, parks, walking paths, playgrounds, schools, and an LRT station, ensuring convenient access to everything you need. This property is truly a rare find, combining panoramic views, convenient living, and exclusive lake access in a prime location. Schedule a viewing today to make this exceptional property your new home! Quick possession is available—check out our virtual tour!**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**

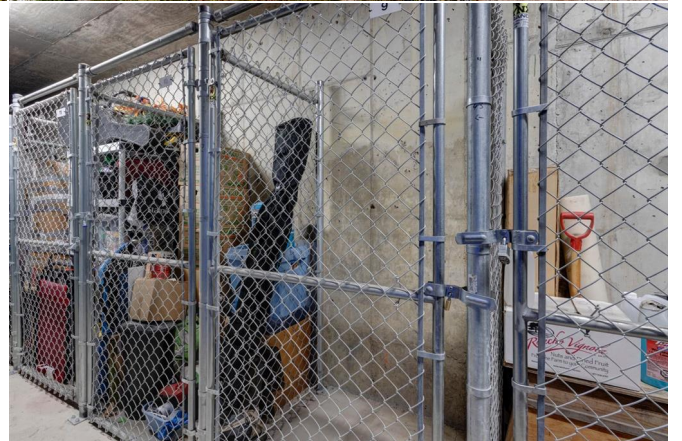
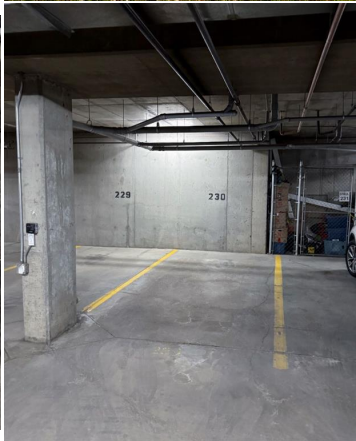
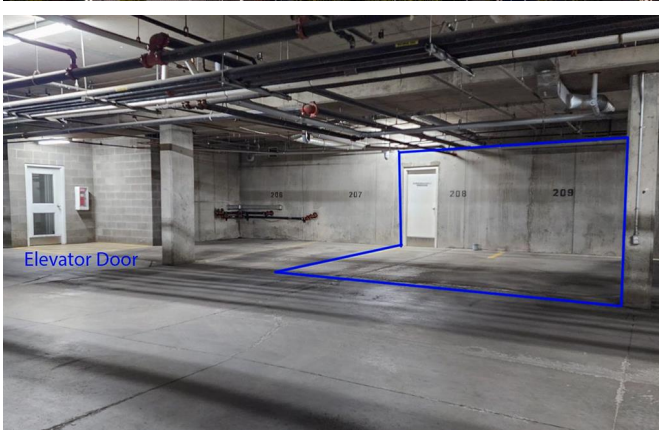
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













2207-950 Arbour Lake Rd NW, Calgary, AB

Main Floor - Interior Area 1130.02 sq ft



0 4 8

PREPARED: 2024/06/06



*While regions are excluded from total floor area in (C)DUE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.