



THE
A-TEAM

**RE/MAX
FIRST**

303 ARBOUR CREST Drive #1310, Calgary T3G 5G4

MLS®#: **A2171700**

Area: **Arbour Lake**

Listing Date: **10/15/24**

List Price: **\$429,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2001**

Finished Floor Area

Abv Sqft: **1,187**

Low Sqft:

Ttl Sqft: **1,187**

DOM

2

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Hot Water**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Courtyard**

Construction: **Stucco**
Flooring: **Carpet,Ceramic Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Kitchen Island,Laminate Counters,No Smoking Home,Recreation Facilities,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17` 10" x 12` 1"
Dining Room	Main	10` 6" x 7` 11"
Walk-In Closet	Main	6` 3" x 6` 3"
Bedroom	Main	14` 0" x 9` 11"
Laundry	Main	9` 1" x 5` 5"

Room	Level	Dimensions
Kitchen	Main	12` 1" x 9` 1"
Bedroom - Primary	Main	15` 5" x 11` 9"
4pc Ensuite bath	Main	10` 5" x 6` 2"
Foyer	Main	13` 5" x 4` 1"
3pc Bathroom	Main	8` 7" x 5` 4"

Legal/Tax/Financial

Condo Fee:
\$664

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

Zoning:
M-C1

Legal Desc:

0110758

Remarks

Pub Rmks:

This beautifully maintained executive 18+ condo offers a thoughtfully designed layout and comes with 2 TITLED PARKING STALLS. The open floor plan features a spacious kitchen with a large island, abundant cabinetry, expansive dining area and comfortable living room. The primary bedroom is exceptionally roomy, complete with a walk-through closet and full ensuite bathroom, while the second bedroom also offers ample space. Other perks include in-suite laundry (with water softener rough-in) and a sunny, oversized balcony—ideal for enjoying outdoor living. The unit also includes two heated underground parking stalls with attached storage and a car wash bay for additional convenience. Residents enjoy access to a party/games room, a well-equipped fitness centre, and a sauna—luxuries not often found in this price range. The meticulously landscaped grounds include a serene pond with a decorative fountain and a gazebo, perfect for relaxation. The complex fosters a welcoming atmosphere, with community seasonal events. Arbour Lake is a desirable lake community where you'll enjoy access to sandy beaches, a clubhouse, tennis courts, and more! Conveniently located to schools of all levels, shopping, public transit and quick access to major roadways. Some photos on this listing are digitally staged.

Inclusions:

Laundry room shelving, 2 bar stools

Property Listed By:

RE/MAX Real Estate (Central)

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









