



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**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,187**  
 Low Sqft:  
 Ttl Sqft: **1,187**

DOM

**37**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

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, Laminated Counters, No Smoking Home, Recreation Facilities, See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`10" x 12`1"	Kitchen	Main	12`1" x 9`1"
Dining Room	Main	10`6" x 7`11"	Bedroom - Primary	Main	15`5" x 11`9"
Walk-In Closet	Main	6`3" x 6`3"	4pc Ensuite bath	Main	10`5" x 6`2"
Bedroom	Main	14`0" x 9`11"	Foyer	Main	13`5" x 4`1"
Laundry	Main	9`1" x 5`5"	3pc Bathroom	Main	8`7" x 5`4"

Legal/Tax/Financial

Condo Fee: **\$664**      Title: **Fee Simple**      Zoning: **M-C1**  
 Fee Freq: **Monthly**

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**

















