



THE
A-TEAM

**RE/MAX
FIRST**

303 ARBOUR CREST Drive #2101, Calgary T3G 5G4

MLS®#: **A2181098**

Area: **Arbour Lake**

Listing Date: **11/26/24**

List Price: **\$425,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2002**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Titled, Underground

Finished Floor Area

Abv Sqft: **1,221**
Low Sqft:
Ttl Sqft: **1,221**

DOM

25

Layout

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

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt**
Heating: **In Floor, Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Stucco, Wood Frame**
Flooring: **Ceramic Tile, Linoleum, Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Freezer, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Kitchen Island, Open Floorplan, Pantry**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	15`1" x 13`4"	Dining Room	Main	11`11" x 9`2"
Living Room	Main	11`11" x 13`11"	Bedroom - Primary	Main	11`9" x 15`5"
Bedroom	Main	10`1" x 15`6"	4pc Ensuite bath	Main	6`3" x 10`5"
3pc Bathroom	Main	9`11" x 5`5"	Laundry	Main	7`8" x 11`4"

Legal/Tax/Financial

Condo Fee:
\$671

Title:
Fee Simple

Zoning:
M-C1

Fee Freq:
Monthly

Legal Desc: **0210704**

Remarks

Pub Rmks: **Wonderful place to call home. Unit 2101 at 303 Arbour Crest Drive is located on the ground floor with easy access to the games room across the Hall. This home has 2 bedrooms, a large kitchen with maple cabinets, corner pantry, lots of cabinets and counters and large center island. Good size living room with a Gas fireplace and patio doors leading out to the patio with gas BBQ. The large windows make this a very bright space to live in. The Primary bedroom has a walk through closet to the ensuite . The second Washroom has a large walk in shower. The insuite laundry room has full size washer and dryer and a freezer and still lots of room for storage. This unit comes with 1 underground titled parking stall with adjoining storage cage and is close to the elevator. Residents have access to games/rec room with dart boards and pool tables. fitness centre with steam room & car wash bay. Good access to public transportation as well. Call to book a showing today**

Inclusions: **Natural gas BBQ and 2 kitchen bar stools**

Property Listed By: **Royal LePage Benchmark**

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







