



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: **Pending**      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:

Finished Floor Area  
 Abv Sqft: **1,221**  
 Low Sqft:  
 Ttl Sqft: **1,221**

**Titled, Underground**

DOM

**56**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

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

Utilities and Features

Roof: **Asphalt**      Construction: **Stucco, Wood Frame**  
 Heating: **In Floor, Natural Gas**      Flooring: **Ceramic Tile, Linoleum, Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt:

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

Room Information

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

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**













