



THE A-TEAM

RE/MAX FIRST

1010 ARBOUR LAKE Road #3234, Calgary T3G 4Y8

MLS#: A2182457 Area: Arbour Lake Listing Date: 12/06/24 List Price: \$359,900
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:

Access:
Lot Feat:
Park Feat:

Heated Garage, Owned, Parkade, Titled, Underground

Finished Floor Area

Abv Sqft: 628
Low Sqft:
Ttl Sqft: 628

DOM

15
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: Apartment

Parking

Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: Asphalt
Heating: In Floor
Sewer:
Ext Feat: Balcony

Construction: Wood Frame
Flooring: Carpet, Ceramic Tile
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked
Int Feat: Breakfast Bar
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living/Dining Room Combination, Bedroom - Primary, 4pc Bathroom, Kitchen, and Office.

Legal/Tax/Financial

Condo Fee: \$395 Title: Fee Simple Fee Freq: Zoning: M-C1

Monthly

Legal Desc: 0210106

Remarks

Pub Rmks: **Welcome to unparalleled luxury living in the prestigious community of Arbour Lake! This stunning 1-bedroom + den apartment offers breathtaking panoramic views of the valley, downtown Calgary, and the majestic Rocky Mountains. Step into the spacious living room bathed in natural light from floor-to-ceiling windows, and relax by the cozy gas fireplace. The office, with its elegant double French doors, is perfect for a home office or quiet study. The master bedroom features an expansive walk-in closet and large windows showcasing those same incredible views. This home also boasts 9-foot ceilings, in-floor heating, ceramic tile finishes, and convenient in-suite laundry. You'll appreciate the two titled underground parking spots and additional assigned storage space, ensuring functionality meets style. The perks don't stop inside! Enjoy exclusive Arbour Lake access, complete with a sandy beach, swimming, canoeing, and year-round activities like fishing derbies and skating parties. Entertain guests in the fully equipped social room with a kitchen or host them in the comfortable on-site guest suite. Nearby, you'll find the Crowfoot C-Train station, YMCA, shopping, schools, and an array of recreational facilities, including fitness classes and an indoor skating arena. With a rare 180-degree view spanning downtown Calgary, Canada Olympic Park, and the Rockies, this property is truly one-of-a-kind. Don't miss this exceptional opportunity to elevate your lifestyle in one of Calgary's most sought-after communities!**

Inclusions: N/A

Property Listed By: Royal LePage Mission Real Estate

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











