



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: **\$349,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 01-Jan**      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

**78**

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

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>15`11" x 11`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`2" x 8`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`9" x 9`1"</b>	<b>Office</b>	<b>Main</b>	<b>9`5" x 7`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`1" x 9`1"</b>			

Legal/Tax/Financial

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

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**







