

950 ARBOUR LAKE Road #2207, Calgary T3G 5B3

MLS®#:	A2187791	Area:	Arbour Lake	Listing Date:	01/17/25	List Price:	\$419,900			
Status:	Active	County:	Calgary	Change:	None	Associatio	n:Fort McMurray			
				General Int Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:		Residential Apartment Calgary 2003 Assigned,Heated Ga	<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft: rage,Parkade,Secu	1,130 1,130 red,Stall,Underground	DOM 15 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	2 (2) 2.0 (2 0) Apartment 2 2
						Utilities and Feature	S			
Roof: Heating: Sewer: Ext Feat:	Asphalt Sł Boiler,Geo Balcony,Pl	thermal			Construction: Brick,Vinyl Siding,Wood Frame Flooring: Carpet,Linoleum Water Source: Fnd/Bsmt: Poured Concrete					
Kitchen Ap	opl:	Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings								

Open Floorplan,See Remarks,Storage,Walk-In Closet(s)

Int Feat: Utilities:

Room Information

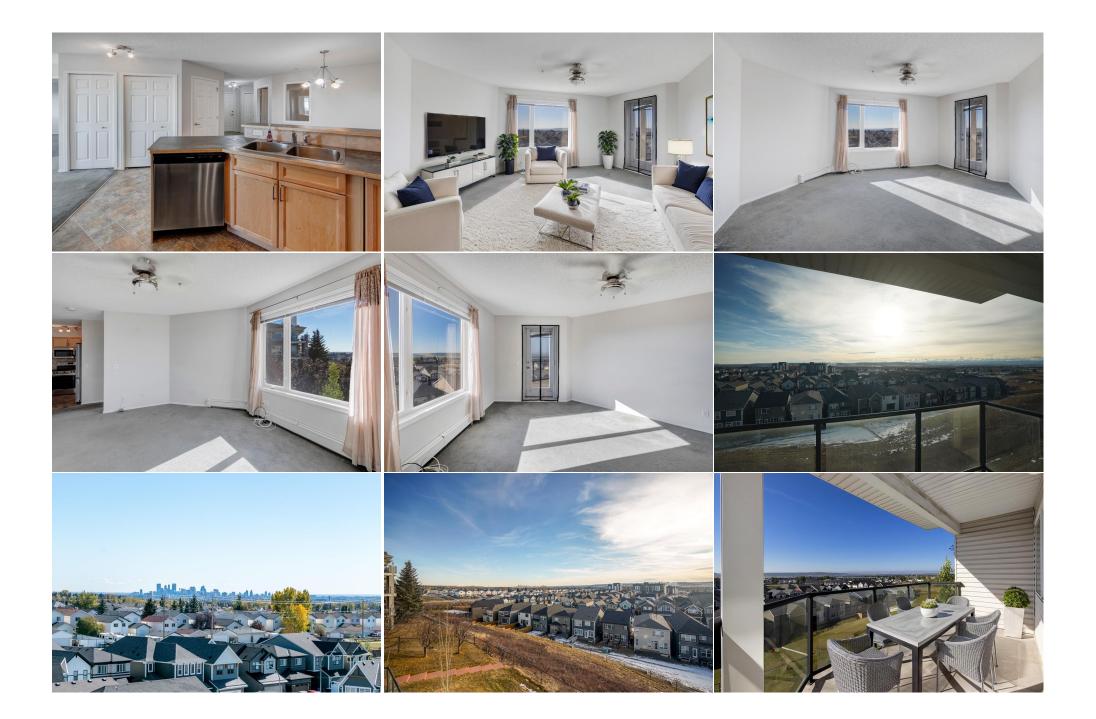
Room	Level	Dimensions	Room	Level	<u>Dimensions</u>		
4pc Bathroom	Main	7`5" x 4`10"	4pc Ensuite bath	Main	9`3" x 12`8"		
Balcony	Main	6`10" x 15`10"	Bedroom	Main	14`3" x 11`2"		
Dining Room	Main	11`6" x 9`3"	Foyer	Main	7`6" x 10`6"		
Kitchen	Main	13`8" x 10`2"	Living Room	Main	19`11" x 16`6"		
Den	Main	11`2" x 8`4"	Bedroom - Primary	Main	17`2" x 12`0"		
Walk-In Closet	Main	4`8" x 5`7"	-				
Legal/Tax/Financial							

Condo Fee: \$763		Title: Fee Simple	Zoning: M-C1	
		Fee Freq: Monthly		
Legal Desc:	0311404	Remarks		
Pub Rmks: Inclusions: Property Listed By:	after Arbour Lake community, expansive west-facing balcony underground parking stalls an investors, the bright and oper coffee or sunsets while taking stove, dishwasher, and microw piece ensuite bathroom featur Additionally, the spacious den completes the layout, providir parking, and a playground. As boating, fishing, ice skating, a paths, playgrounds, schools, a living, and exclusive lake acce	, this MOVE-IN READY 2 Bedroom + Den, 2 B y with breathtaking views of downtown Cal nd a separate storage locker, this property n-concept living area is filled with natural li y in stunning views. The kitchen is equipped wave hood fan, and is complemented by a r ring a soaker tub. The second bedroom is c n can be used as a dedicated home office or ng extra convenience. Residents have access a resident of Arbour Lake, you will also ha and more. The neighbourhood offers abunda and an LRT station, ensuring convenient access in a prime location. Please note the pro-	- A Rare Opportunity with Exclusive Access to A Bathroom END UNIT boasts 1,030 sq. ft. of well-o gary, Canada Olympic Park, and the Rocky Mour offers exceptional value and convenience. Perfe ght and provides direct access to the large balc d with a breakfast nook, pantry, and breakfast b newer refrigerator. The primary bedroom feature onveniently located next to the 4-piece main ba reven a potential 3rd bedroom, offering versatil ss to fantastic on-site amenities, including an ex- ve exclusive access to the private lake, featurin ant amenities, such as Crowfoot Shopping Centr cess to everything you need. This property is ra perty has been virtually staged is for conceptua ur new home! Quick possession is available—ch	designed living space, featuring an intains. With 2 assigned side-by-side ect for downsizers, young professionals, or cony—perfect for enjoying your morning par, along with a new stainless steel electric es a generous walk-in closet and a private 3- athroom, making it ideal for guests. The living options. An in-suite laundry area exercise room, social lounge, ample visitor ing year-round activities like swimming, re, the YMCA, restaurants, parks, walking ure, combining panoramic views, convenient al purposes only and the furniture is not

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



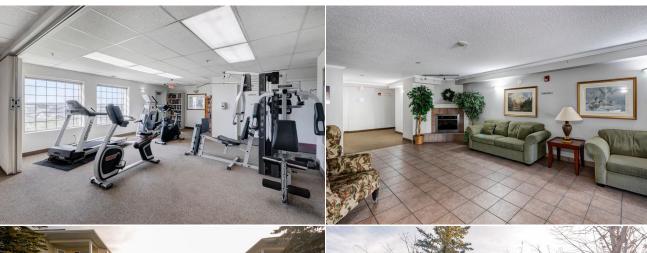












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