

\$388,000 - 2202, 950 Arbour Lake Road Nw, Calgary

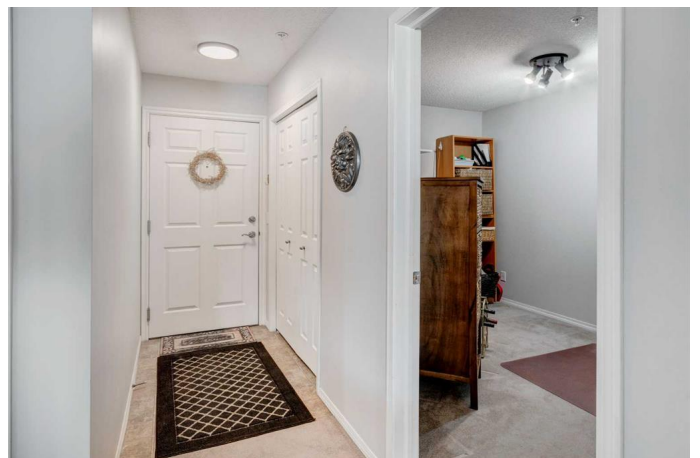
MLS® #A2195856

\$388,000

2 Bedroom, 2.00 Bathroom, 1,070 sqft
Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Are you ready to downsize? Do you have lots of stairs and crave 1 level living? Do you have a yard you don't want to maintain anymore? If so, this fabulous Arbour Lake Landing condo might be the answer! Stunning panoramic MOUNTAINS & CITY VIEWS from this bright CORNER CONDO in lovely Arbour Lake Landing. Located in one of the best locations in the complex and impeccably maintained, this beautiful 2 Bed + Office + 2 Bath condo offers all the space you need and is an EXCELLENT LAYOUT with over 1,000 SQUARE FEET. As you enter you are drawn into the living room with its SUNNY SOUTH VIEWS and a FIREPLACE will keep you nice and cozy. The dining room is great for ENTERTAINING and is just off the spacious kitchen with lots of cabinetry and counterspace and access to the south-west BALCONY. The large primary bedroom offers a WALK-IN-CLOSET, 4-piece ensuite bathroom and exquisite views of the mountains and city skyline. There is a good sized 2nd bedroom adjacent to the main 4-piece bathroom and IN-SUITE LAUNDRY. You also have an OFFICE that is great for work and extra storage. Included with the condo is one assigned HEATED UNDERGROUND PARKING stall and one assigned STORAGE UNIT. There are also a common area gym/library/sitting room to enjoy or book for an event. You also get LAKE ACCESS to beautiful Arbour Lake and the convenience of nearby amenities such as city transit, shops,



stores, restaurants and groceries - and a short drive to the Rocky Mountains! Don't miss out on this GREAT OPPORTUNITY.

Built in 2000

Essential Information

MLS® #	A2195856
Price	\$388,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,070
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

Community Information

Address	2202, 950 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5B3

Amenities

Amenities	Visitor Parking, Recreation Room
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile
# of Stories	4
Basement	None

Exterior

Exterior Features	Courtyard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 20th, 2025
Days on Market	42
Zoning	M-C1
HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

Listing Office	BECK Real Estate Ltd.
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.