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2106, 950 Arbour Lake Road NW
Calgary, Alberta

MLS # A2240740



\$325,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Arbour Lake | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 813 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Assigned, Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 557 |
| Basement: | None | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan | | |
| Inclusions: | Toaster oven | | |

Enjoy sunny south exposure on the EXPANSIVE DECK with breathtaking PANORAMIC MOUNTAINS, COP & CITY VIEWS at this lovely Arbour Lake Landing condo. The open floor plan provides a SPACIOUS 831 square feet and this, well appointed, condo features 2 BEDROOMS and 2 FULL BATHROOMS. The large primary bedroom offers a WALK-THRU closet, 3 piece ensuite bathroom and views. There is a great sized 2nd bedroom across from the main 4-piece bathroom and in-suite laundry. The BRIGHT white kitchen has an eating bar, and BRAND-NEW faucet. Laminate floors cover the main living area and flow through the living room to the entrance to the large deck with GLASS RAILING and a GAS LINE. This outdoor space is sure to be enjoyed immensely! 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. The room can also be booked for a private 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.