

# \$325,000 - 1311, 950 Arbour Lake Road Nw, Calgary

MLS® #A2210926

**\$325,000**

1 Bedroom, 1.00 Bathroom, 765 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

OPEN HOUSE Saturday, June 14th, 12:00-2:00pm! Top floor unit, bright open floor plan, newer vinyl plank flooring throughout, and a private balcony with west and south facing views, this condo is move-in ready! Enjoy a spacious kitchen fully equipped with an eat-up bar, plenty of counter space, and pantry with in-unit laundry for added convenience! The dining and living spaces flow seamlessly together, the large window and patio door allow lots of natural light to pour in. Enjoy your morning coffee or evening cocktail on your spacious balcony! Just off the living room is a generous sized bedroom with double closets and direct access to the main 4 piece bathroom. A spacious den that can be used as a home office or guest bedroom completes the space. This unit comes with 1 parking stall and storage locker. On-site amenities include an exercise room, social lounge, playground and ample visitor parking. Arbour Lake community enjoys year-round lake access with tennis, boating, swimming, skating and more through it's homeowner's association. This condo is in a fantastic location! Just down the road is Crowfoot Centre with shopping, grocery stores, restaurants, a movie theater and so much more! Other close by facilities include the YMCA, a public library and C-train station with direct access to downtown making commuting a breeze! You don't want to miss out on this fantastic condo in a clean, well-managed complex in such a great location! Book your



showing today!

Built in 2000

### Essential Information

MLS® #	A2210926
Price	\$325,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	765
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1311, 950 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5B3

### Amenities

Amenities	Fitness Center, Parking, Party Room, Playground, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Off Street, Parkade, Assigned

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Natural Gas
Cooling	None
Fireplaces	None

# of Stories            3

## Exterior

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

## Additional Information

Date Listed           April 12th, 2025  
Days on Market      64  
Zoning                M-C1 d75  
HOA Fees             231  
HOA Fees Freq.      ANN

## Listing Details

Listing Office        CIR Realty

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