# \$324,900 - 2310, 950 Arbour Lake Road Nw, Calgary

MLS® #A2221938

## \$324,900

2 Bedroom, 1.00 Bathroom, 819 sqft Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

TOP FLOOR, TWO-bedroom condo in Arbour Lake Landing WITH LAKE ACCESS. This condo is very well laid out. Its open concept makes the most of its space and overlooks the dining area and the living room from the kitchen. The large balcony, with glass railings, offers plenty of room for seating and a BBQ, and is surrounded by trees for added privacy. Both the primary bedroom and the second bedroom are spacious, with the primary bedroom featuring a large walk-in closet. The bathroom has a smart layout; it is a 4-piece and includes IN-SUITE LAUNDRY, nicely tucked away with a sliding door. At the entrance of the unit is an extra-large storage area, and additional storage is available in the parkade with a SEPARATE STORAGE LOCKER for this unit. The building is well maintained, has a secured entrance and offers heated UNDERGROUND parking. Amenities include a GYM and social room. There is also plenty of visitor parking available, and a playground. But even better, this condo comes with LAKE ACCESS! Arbour Lake features a beach and opportunities for swimming, fishing and boating. Want to learn paddle boarding or fly fishing? It is possible right here in Arbour Lake. Arbour Lake Landing ALLOWS PETS with board approval. It is conveniently located just minutes from the Crowfoot LRT Station and the shops of Crowfoot Crossing. As well, from here there is quick access to Crowchild Trail and Stoney Trail, to the Rockies or Downtown.







### **Essential Information**

MLS® # A2221938 Price \$324,900

Bedrooms 2
Bathrooms 1.00
Full Baths 1
Square Footage 819

Acres 0.00 Year Built 2003

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 2310, 950 Arbour Lake Road Nw

Subdivision Arbour Lake

City Calgary
County Calgary
Province Alberta
Postal Code T3G 5B3

#### **Amenities**

Amenities Elevator(s), Fitness Center, Party Room, Secured Parking, Snow

Removal, Visitor Parking

Parking Spaces 1

Parking Assigned, Underground

#### Interior

Interior Features No Smoking Home, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked

Heating Baseboard

Cooling None

# of Stories 3

Basement None

#### **Exterior**

Exterior Features Balcony

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

## **Additional Information**

Date Listed May 19th, 2025

Days on Market 28

Zoning M-C1

HOA Fees 231

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.