

# \$429,900 - 413, 950 Arbour Lake Road Nw, Calgary

MLS® #A2225436

**\$429,900**

4 Bedroom, 3.00 Bathroom, 1,240 sqft

Residential on 0.06 Acres

Arbour Lake, Calgary, Alberta

**\*OPEN HOUSE SATURDAY, JUNE 7th 12:00PM-2:00PM\*** Welcome to this beautifully renovated end-unit townhome located in the highly sought-after lake community of Arbour Lake. Offering the perfect blend of modern design and functional living, this home stands out with its bright, open-concept floor plan and stylish upgrades throughout. Step inside to a spacious main level featuring a large living and dining area flooded with natural light, enhanced by recessed LED pot lighting and contemporary finishes. The heart of the home is the stunning, redesigned kitchen—equipped with upgraded stainless steel appliances including an induction cooktop, built-in convection oven, soft-close cabinetry, sleek tile backsplash, and ample counter space, making it ideal for both everyday cooking and entertaining. Upstairs, you'll find three generously sized bedrooms, including a well-appointed primary suite with a walk-in closet and private access to the updated full bathroom. Hardwood flooring runs seamlessly throughout the main floor and staircase, while the rest of the home has durable luxury vinyl plank flooring offering both elegance and low maintenance. The fully developed basement adds valuable living space, complete with a dry-core subfloor system. It includes a cozy family or media room, a fourth bedroom, and an additional bathroom—perfect for guests, teens, or a home office setup. Enjoy the lifestyle that comes with living in Calgary's only NW



lake communityâ€™swimming, fishing, paddleboarding, and moreâ€™all just minutes from your front door. Conveniently located close to schools of all levels, Crowfoot shopping, restaurants, and the C-Train station.

Built in 2002

### Essential Information

MLS® #	A2225436
Price	\$429,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,240
Acres	0.06
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	413, 950 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5B3

### Amenities

Amenities	Clubhouse, Park, Parking, Playground, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Granite Counters, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Other
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Dog Run, Lighting, Playground, Private Entrance
Lot Description	Corner Lot, Fruit Trees/Shrub(s), Landscaped, Level, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	12
Zoning	M-C1 d75
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	KIC Realty
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