# \$285,000 - 1215, 950 Arbour Lake Road Nw, Calgary

MLS® #A2225345

# \$285,000

2 Bedroom, 1.00 Bathroom, 672 sqft Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Searching for an affordable condo in Calgary's NW? Welcome to #1215 950 Arbour Lake Drive! This well designed layout (1 bed +den)provides all the functionality you could wish for! The 672 sqft feels bigger upon entry with an open concept kitchen, Living and Dining area as well as a large kitchen island / breakfast bar and a private den that provides a convenient work from home location and all your storage needs. The master bedroom is spacious and offers a large walk through closet that connects to the ample 4 piece ensuite bath (there is a cheater door connecting to the main living area) and in suite laundry. Heading out to the patio the sunny west exposure floods the main living room and bedroom with natural light year round while providing a private location to relax after a long day. Are you concerned about privacy? This unit is quite private with a bonus view of the playground (watch the kids from your deck) and the added security of being on the second floor. There is a dedicated assigned underground parking stall #135 and dedicated storage locker #55. Enjoy on-site amenities, including an exercise room, social lounge, ample visitor parking and playground. You'll also have exclusive access to one of Calgary's premier lake communities, offering a beach, clubhouse, swimming, boating and fishing. The neighbourhood features amenities such as Crowfoot shopping centre, YMCA, restaurants, parks, playgrounds, schools and an LRT station, providing convenient access to







everything you need. Schedule a viewing today and make this exceptional property your new home!

## Built in 2000

## **Essential Information**

MLS® # A2225345 Price \$285,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 672
Acres 0.00
Year Built 2000

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 1215, 950 Arbour Lake Road Nw

Subdivision Arbour Lake

City Calgary
County Calgary
Province Alberta
Postal Code T3J5B3

#### **Amenities**

Amenities Park, Parking, Playground, Secured Parking, Snow Removal, Visitor

Parking

Parking Spaces 1

Parking Parkade, Stall, Underground

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window

Coverings, Washer/Dryer Stacked

Heating Central
Cooling None
# of Stories 4

## **Exterior**

Exterior Features Balcony, BBQ gas line, Playground, Private Entrance, Storage

Construction Composite Siding, Other

## **Additional Information**

Date Listed May 29th, 2025

Days on Market 65

Zoning (M-C1d75)

HOA Fees Freq. ANN

# **Listing Details**

Listing Office 2% Realty

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