



GRASSROOTS
REALTY GROUP

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**2106, 950 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2213873



\$355,000

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.