



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**3348, 1010 Arbour Lake Road NW  
Calgary, Alberta**

**MLS # A2231423**



**\$304,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	571 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, See Remarks		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 363
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, See Remarks, Storage, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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Wow!! Enjoy this spectacular, unobstructed views of the Mountains, Downtown skyline, COP, sunrises, sunsets, and even fireworks, all from the comfort of your top-floor home! This bright and welcoming 1-bedroom apartment features an ideal layout with vaulted ceilings, a cozy fireplace, breakfast bar, and in-suite laundry. The kitchen offers ample counter space and opens into a spacious living room that leads to your sunny south-facing balcony perfect for soaking in the incredible scenery. The bedroom includes a walk-in closet, and there's a full bathroom to complete the space. This unit also comes with a storage locker and surface parking. The well-maintained complex includes a social room, guest suite, bike storage, workshop, and plenty of visitor parking. Located just steps from Crowfoot Crossing, you're within easy reach of shops, restaurants, a movie theatre, all amenities, and the C-Train. Residents also enjoy exclusive access to the Arbour Lake Community Centre featuring a private lake park, paddle boats, fishing, tennis & pickleball courts, ice skating, and year-round community events. This is more than a condo — it's a lifestyle with a view!