



GRASSROOTS
REALTY GROUP

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**3234, 1010 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2232968



\$320,000

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	628 sq.ft.	Age:	2001 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Owned, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor
Floors:	Carpet, Ceramic Tile
Roof:	Asphalt
Basement:	-
Exterior:	Wood Frame
Foundation:	-
Features:	Breakfast Bar

Water:	-
Sewer:	-
Condo Fee:	\$ 408
LLD:	-
Zoning:	M-C1 d75
Utilities:	-

Inclusions: N/A

Welcome to luxury living in Arbour Lake! This stunning 1-bedroom + den unit offers spectacular 180° panoramic views of the Rocky Mountains, downtown Calgary, and Canada Olympic Park. The bright and spacious layout features 9-ft ceilings, floor-to-ceiling windows, ceramic tile floors, cozy gas fireplace, and in-floor heating. The den, with elegant French doors, is perfect for a home office. The large primary bedroom boasts expansive windows and a walk-in closet. Enjoy in-suite laundry, 2 titled underground parking stalls, and an assigned storage locker. Residents enjoy exclusive access to Arbour Lake for swimming, boating, fishing, and skating. Building amenities include a guest suite and social room with kitchen. Steps from Crowfoot LRT, YMCA, schools, parks, and shopping. Don't miss this rare opportunity to own in NW Calgary's only lake community!