



**GRASSROOTS**  
REALTY GROUP

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1120, 950 Arbour Lake Road NW  
Calgary, Alberta

MLS # A2233284



**\$319,900**

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	815 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 557
Basement:	None	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

**Inclusions:** Refrigerator, electric stove, dishwasher, washer, dryer, hood-fan

A well-kept condo is being sold by the original owner! This lovely main floor unit has no stairs from the main entrance to the two-bedroom unit with 1.5 bathrooms. An open style functional kitchen with a spacious room for a table next to the living area, creating an open space. From the living room, you can walk out to your concrete deck/patio at ground level, measuring in at 21.1 by 6.1 feet. This patio has a hookup for your natural gas barbecue. This sought-after complex has a social room, gym, and access to Arbour Lake, along with being pet-friendly with the board's approval for up to two pets and a playground. Just a four-five-minute drive to the C-Train or Crowfoot Crossing (one of the largest shopping areas in Calgary), and a bus stop is next to this complex. There is also one assigned underground heated parking stall with a storage locker in this well-managed complex, with plenty of visitor parking just outside, you can welcome your visitors from your patio.