



**401, 950 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2268106



\$409,000

Division:	Arbour Lake		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,250 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, Garden, Gazebo, Landscaped, Level, Street Lighting, Treed		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 487
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, See Remarks		
Inclusions:	Fridge, Ceramic top Stove, Dishwasher, Hood Fan, Washer & Dryer		

All the following are new: Fridge, Stove, Dishwasher and new counters in kitchen’; faucet in main bathroom. This corner unit townhome with fully finished basement is located in an easy access to Crowfoot LRT+shopping+schools at walking distance, library, YMCA, banks and so much more. Bright open floor plan with 3 bedrooms on the upper floor and a fully developed basement. The floor plan is very efficient with a large living+dining room. Large window in the entire home. The kitchen has an eating area nook that has a back door access to deck. All of bedrooms' are really good size and feature double closet in the Master. This unit is located in a community that features a full lake facility w/year round activities for the entire family including swimming, boating, fishing, tennis & skating. Move immediate.