



**GRASSROOTS**  
REALTY GROUP

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

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
Floors:	Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, Quartz Counters, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 487
LLD:	-
Zoning:	M-C1 d75
Utilities:	-

**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.