



GRASSROOTS
REALTY GROUP

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**1311, 950 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2273850



\$318,000

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	765 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 516
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

Top floor unit, bright open floor plan, newer vinyl plank flooring throughout, and a private balcony with west and south facing views, this condo is move-in ready! Enjoy a spacious kitchen fully equipped with an eat-up bar, plenty of counter space, and pantry with in-unit laundry for added convenience! The dining and living spaces flow seamlessly together, the large window and patio door allow lots of natural light to pour in. Enjoy your morning coffee or evening cocktail on your spacious balcony! Just off the living room is the generous primary bedroom with double closets and direct access to the main 4 piece bathroom. The second bedroom with room for a queen bed or could be used as an office/den completes the space. This unit comes with 1 parking stall and storage locker. On-site amenities include an exercise room, social lounge, playground and ample visitor parking. Arbour Lake community enjoys year-round lake access with tennis, boating, swimming, skating and more through it's homeowner's association. This condo is in a fantastic location! Just down the road is Crowfoot Centre with shopping, grocery stores, restaurants, a movie theater and so much more! Other close by facilities include the YMCA, a public library and C-train station with direct access to downtown making commuting a breeze! You don't want to miss out on this fantastic condo in a clean, well-managed complex in such a great location! Book your showing today!