



**GRASSROOTS**  
REALTY GROUP

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2319, 950 Arbour Lake Road NW  
Calgary, Alberta

MLS # A2286495



**\$300,000**

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	878 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 611
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Incredible layout in this 2-bedroom + Den, 2-bath condo. Cook up a storm in the well appointed kitchen, tons of living space for comfort, unwind in your spacious primary retreat with large walk-in closet and private 3-piece ensuite, and soak up summer on your oversized deck with a gas line for BBQ season. Great size 2nd bedroom, 4-piece bath with laundry, AND amazing flex space for your office, yoga/meditation, craftroom, TV room...whatever suits your lifestyle!! Heated underground parking (YES) Storage unit (YES) Gym, Library with a View (YES). This property has you covered!! LOCATION LOCATION LOCATION!!! Enjoy access to the lake, easy access to all amenities, transit, and a quick escape to the mountains. Perfect for first-time buyers, savvy investors, or downsizers ready for easy living &mdash; this one checks all the boxes!