



**2115, 950 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2287671



\$250,000

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	672 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 474
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: n/a

***** OPEN HOUSE THIS SATURDAY & SUNDAY --> 12-2pm! March 28 & 29th. See it before it's gone! BEST PRICE !! LAKE ACCESS !**
Live your best lake life year-round in beautiful Arbour Lake, Calgary's only NW lake community. Whether it's swimming, boating, or fishing (catch/release rainbow trout) in the summer; skating, skiing, snowshoeing or walking the regional pathways in winter, this is lifestyle living at its best. Your first home just got a major upgrade, how often does it come with private lake access to share with family and friends? This two bedroom condo is ideal for first-time buyers or those looking to downsize without compromise. Inside, you'll love the open-concept layout that maximizes space and functionality. The updated kitchen, with newer appliances and unique tiled backsplash, offers ample counter and cupboard space, plus an eat-up bar that makes entertaining easy. Additional upgrades include wide board white oak laminate flooring throughout, designer lighting and fresh paint. The second bedroom is a fair size (see measurement / no window / has a sprinkler system) can also be a home office, a guest room, or yoga /workout space. Add to that the convenience of in-suite laundry, and you've got everything you need. No more ice to scrape from your windshield in winter with heated, underground parking (stall #231) and you've even got a storage locker (#231 in front of the parking stall). You'll love the easy access to Crowfoot C-Train Station and to the mountains via Stoney Trail and Crowchild Trail that connect to the Trans-Canada Highway (Hwy 1). Enjoy golfing at Silver Springs Golf & Country Club, The Hamptons Golf Club or Country Hills Golf Club or long dog walks at nearby parks like Arbour Ridge Park or Arbour Park 29. Schools nearby; Arbour Lake School, St. Ambrose and Robert Thirsk High School

(19min). AND It's just a 12 minute drive to the University of Calgary. There are swimming pools (Melcor YMCA or Shouldice Aquatic Centre), shopping (Market Mall), public libraries like Crowfoot Library and many trendy restaurants. This condo truly checks all the boxes—affordable, practical, and fun. Come see it for yourself and make lake living your reality! Call to view it TODAY!