



**2218, 1010 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2291336



\$264,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	634 sq.ft.	Age:	1999 (27 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 412
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	SR
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Laminate Counters, Open Floorplan, Pantry		

Inclusions: 3 building key Fobs

Enjoy stunning downtown views from this well-appointed and affordable 1-bedroom + den apartment, ideally positioned facing green space. The unit offers a functional open-concept layout with a spacious foyer. The den features French doors along with a built-in desk and shelving, making it ideal for a home office or guest space. The kitchen includes ample cabinetry, a full-height tile backsplash, and a pantry/laundry room for added storage and convenience, opening directly into the bright living area with large windows and access to a private balcony complete with a gas BBQ line. The generously sized primary bedroom features a walk-in closet, while the 4-piece bathroom offers a deep tub, full-height tile surround, and great counter space. Heated under-slab flooring runs throughout the entire unit, providing consistent comfort and added value. The well-managed building offers excellent amenities, including resident lounges, a guest suite, bike storage, a workshop, and a landscaped courtyard. This unit also includes titled underground parking with a storage locker conveniently located directly in front.