



1318, 950 Arbour Lake Road NW
Calgary, Alberta

MLS # A2293230



\$325,000

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	874 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 610
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Granite Counters		

Inclusions: Key fob(s), Telus hub

TOP-FLOOR | 2 BED + DEN | LAKE ACCESS | PRIME LOCATION. Welcome to Arbour Lake Landing and this bright, well-designed condo in one of NW Calgary's most sought-after lake communities. Built with concrete slab construction for enhanced soundproofing, this top floor unit offers peace, privacy, and durability. The open-concept kitchen, dining, and living area is filled with natural light from large windows and leads to a private top-floor balcony which also includes gas hook up for your barbeque. The functional layout includes a spacious primary bedroom with ensuite, a second bedroom, and a large den ideal for a home office or flex space. A second full bathroom with convenient in-suite laundry adds everyday practicality. This well-maintained building offers great amenities including an exercise room, social room, assigned parking, and a storage locker. Enjoy exclusive year-round access to Arbour Lake for swimming, fishing, skating, and tennis. Ideally located just minutes from shopping, dining, transit, and the LRT at Crowfoot Crossing and Crowfoot CTrain Station—making commuting and daily errands effortless.