



213, 950 Arbour Lake Road NW
Calgary, Alberta

MLS # A2293508



\$359,900

Division:	Arbour Lake		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,265 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 483
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: no

Move right in and enjoy this well-kept 2-storey townhouse backing onto a walking path. Featuring a sunny west-facing front porch and a spacious rear deck, this home offers great outdoor space for relaxing or summer barbecues. Inside, you'll find bright, generous room sizes and plenty of natural light from the many windows. The upper level includes 3 bedrooms, highlighted by the huge primary bedroom with double closets and cheater access to the full bathroom. The main floor offers a functional kitchen with maple cabinetry, pantry, and space for a table, plus a large living/dining area ideal for entertaining. Additional features include a spacious front entry, 2-piece main floor bath, newly finished vinyl plank flooring, ceramic tile in the entrance, hall, kitchen and powder room, wrought iron railing, roughed-in vacuum system, 5 appliances, and fresh interior paint. Parking is convenient with 1 stall right in front of the unit, Located close to schools, shopping, and the lake, and tucked into one of the quietest areas of the complex.