



**1112, 1010 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2297672



\$399,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,049 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Underground Sprinklers		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 664
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions: Alarm system hardware <as is>

First-time offered in over 20 years is this wonderful home in the popular STONECROFT ARBOUR LAKE condo project…a light & airy corner unit with 2 bedrooms + den, extra-wide titled parking stall, 2 full bathrooms & new carpets, laminate floors & kitchen appliances. You’ll absolutely love the bright & open feel of this dynamite main floor end unit, with its expansive windows & high ceilings, large living room with toasty gas fireplace, cozy dining room area & sunny kitchen with island & new sink/faucet, new white appliances & loads of cabinet space. The primary bedroom is a fantastic size & features a great-sized closet & private ensuite with walk-in shower. The 2nd bedroom also has a large closet & is right across from the 2nd full bathroom. Insuite laundry with space-saving Whirlpool washer/dryer. For your outdoor enjoyment, relax on your private covered patio complete with natural gas hook-up for your BBQ. You’ll love the convenience of having easy access via the stairwell that is just steps from your unit, to both the outside & down to the underground parkade to your “end unit” parking stall…which is extra wide, & your storage locker…only steps from the stairwell. Improvements in 2025 include kitchen appliances, carpet, laminate floors, both toilets, repainted ceilings & kitchen sink/faucet. Monthly condo fees include heat & water-sewer. The residents of STONECROFT ARBOUR LAKE have access to inviting lounges with kitchens & fireplaces, bike storage, guest suites, workshop & plenty of parking spaces for their visiting friends & family. The Arbour Lake Residents Club & the lake are literally moments away…with its sandy beaches, tennis courts & playground, & is the site of year-round community activities: fishing, boating, ice skating & so much more. Unbeatable location within walking distance to bus

stops, close to neighbourhood schools & all the shopping, restaurants & the LRT at Crowfoot Centre are within easy reach. Quick access to both Stoney & Crowchild Trails, providing easy access to the University of Calgary & hospitals (Foothills, Alberta Children's & Arthur J. E. Child Cancer Centre), major retail centers, YMCAs (Shane & Melcor), Crowfoot Library & downtown.