



**2218, 950 Arbour Lake Road NW  
Calgary, Alberta**

**MLS # A2300603**



**\$297,500**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	877 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 610
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Storage		

**Inclusions:** NA

Welcome to this 2 bedroom plus den 2 bathroom in sought after Arbour Lake Landing. Note the pride of ownership as you enter. This home boasts an open kitchen with raised eating bar, dining area and large living room. The living area opens out to the spacious and very private deck (11'2"x7'8") nestled in the evergreens. The master bedroom has a large walk-in closet with beautiful built in shelving with organizer and 3 piece en suite with shower. The second bedroom offers a custom built in cupboard in addition to a closet organizer. Enjoy additional space in the den or flex room with glass window allowing light to flood the den from the hallway. A four piece bath finishes this area There is an underground assigned parking space #262 conveniently located close to the elevator, storage locker #30, bike rack, along with exercise/amenities room located off the parkade just steps from the elevator. Close to all amenities including: Arbour Lake offering boating, swimming, paddle boarding, kayaking, skating and tennis, pickleball & tennis courts (your HOA allows you access to Arbour Lake), Crowfoot Center with shopping and restaurant, YMCA, and c-train.