



**2116, 303 Arbour Crest Drive NW  
Calgary, Alberta**

**MLS # A2302403**



**\$448,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,186 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** In Floor, Hot Water

**Floors:** Laminate, Slate

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Stone, Stucco, Wood Frame

**Foundation:** -

**Features:** Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 696

**LLD:** -

**Zoning:** M-C1 d75

**Utilities:** -

**Inclusions:** Garage Door Fob, Kitchen Cabinet Undermount Radio/CD Player

Let the sun shine in and lift your spirits!! You've found the home that is bathed in an abundance of natural light with this corner unit. An 18+ Adult complex, with this 2 bed/2 bath, main floor home featuring 2 patios. One patio enjoys street-side activity perfect for bar-b-quing , while the second patio provides a more peaceful experience overlooking the lush greenspace. You'll appreciate the convenience of a sidewalk off the driveway that leads directly to the patio doors of this unit as well. So many more advantages this unit offers to talk about...The open floor plan invites entertaining and conversation, with an ease for furniture placement due to no awkward baseboards to deal with. Two kitchen windows contribute to the light-filled experience, while one presents a lovely view of the mountains. The thoughtfully designed kitchen offers an excellent capacity for more than one cook at a time. With more than ample counter top, cupboard and pantry space for storage. The primary bedroom is sizeable enough for a king size suite and includes a well sized walk in closet and 4 pc. ensuite. The 3 pc. bath off the main area adds convenience for guests, as does the second bedroom - also with a view of the mountains! In-suite laundry, a titled underground parking stall and an assigned 9'X5' storage locker in front of the parking stall round off the added value you'll find here. Now for the very well managed complex...a games/community room with library, pool table and comfy meet-up area are located in bldg. 2. While bldg. 1 hosts a fitness room with sauna/change room & shower. A car wash bay is steps away from the parking stall. The landscaped courtyard showcases a charming gazebo and lovely pond to enjoy. Easy access with a short drive to a multitude of shopping options, restaurants, professional services, the beautiful lake you'll have priviledges to, the LRT system,

Crowchild & Stoney Trails...Need I say more?! You truly need to start your car and view this unit...