



**1310, 303 Arbour Crest Drive NW
Calgary, Alberta**

MLS # A2171700



\$429,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,188 sq.ft.	Age:	2001 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 664
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Laminate Counters, No Smoking Home, Recreation Facilities, See Remarks		

Inclusions: Laundry room shelving, 2 bar stools

This beautifully maintained executive 18+ condo offers a thoughtfully designed layout and comes with 2 TITLED PARKING STALLS. The open floor plan features a spacious kitchen with a large island, abundant cabinetry, expansive dining area and comfortable living room. The primary bedroom is exceptionally roomy, complete with a walk-through closet and full ensuite bathroom, while the second bedroom also offers ample space. Other perks include in-suite laundry (with water softener rough-in) and a sunny, oversized balcony—ideal for enjoying outdoor living. The unit also includes two heated underground parking stalls with attached storage and a car wash bay for additional convenience. Residents enjoy access to a party/games room, a well-equipped fitness centre, and a sauna—luxuries not often found in this price range. The meticulously landscaped grounds include a serene pond with a decorative fountain and a gazebo, perfect for relaxation. The complex fosters a welcoming atmosphere, with community seasonal events. Arbour Lake is a desirable lake community where you'll enjoy access to sandy beaches, a clubhouse, tennis courts, and more! Conveniently located to schools of all levels, shopping, public transit and quick access to major roadways. Some photos on this listing are digitally staged.