



**1315, 303 Arbour Crest Drive NW  
Calgary, Alberta**

**MLS # A2178357**



**\$409,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,145 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 627
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** Murphy Bed and desk in the 2nd bedroom, TV Wall mount & TV in primary bedroom.

This 3rd-floor oasis with Modern Conveniences in a Premier Adult-Only Building. Welcome to this stunning 2-bedroom, 2-bath apartment that perfectly blends modern living with comfort. Located in a sought-after Arbour Lake adult-only building, this residence offers both luxury and convenience. Step into the bright, open-concept living space featuring a cozy gas fireplace, perfect for relaxing evenings. The kitchen is a chef’s dream, boasting sleek stainless steel appliances, a spacious pantry, and a central island with an eating bar ideal for casual dining and entertaining. The primary bedroom is your personal retreat, featuring a walk-through closet that leads to a private 4-piece ensuite. The second bedroom, cleverly designed with a built-in Murphy bed, doubles as a flexible space for guests or a home office. Enjoy the in-suite laundry room with a stacked front-loading washer and dryer and ample storage for added convenience. Savor the serene ambiance on your private balcony, which overlooks a tranquil fountain and comes equipped with a gas line for effortless BBQs. The unit includes an underground titled parking stall with access to a convenient car wash station. Residents also have exclusive use of the on-site fitness center, making it easy to stay active without leaving home. With premium features throughout and unparalleled amenities, this top-floor apartment truly offers the best in upscale, low-maintenance living. Don’t miss this incredible opportunity—schedule your private viewing today.