



**2202, 950 Arbour Lake Road NW  
Calgary, Alberta**

**MLS # A2195856**



**\$398,800**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,070 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 722
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home		

**Inclusions:** Shelves in kitchen

Stunning panoramic MOUNTAINS & CITY VIEWS in this bright CORNER CONDO in lovely Arbour Lake Landing. Located in one of the best locations in the complex and impeccably maintained, this beautiful 2 Bed + Office + 2 Bath condo offers all the space you need and is an EXCELLENT LAYOUT with over 1,000 SQUARE FEET. As you enter you are drawn into the living room with its SUNNY SOUTH VIEWS and a FIREPLACE will keep you nice and cozy. The dining room is great for ENTERTAINING and is just off the spacious kitchen with lots of cabinetry and counterspace and access to the south-west BALCONY. The large primary bedroom offers a WALK-IN-CLOSET, 4-piece ensuite bathroom and exquisite views of the mountains and city skyline. There is a good sized 2nd bedroom adjacent to the main 4-piece bathroom and IN-SUITE LAUNDRY. You also have an OFFICE that is great for work and extra storage. Included with the condo is one assigned HEATED UNDERGROUND PARKING stall and one assigned STORAGE UNIT. There are also a common area gym/library/sitting room to enjoy or book for an event. You also get LAKE ACCESS to beautiful Arbour Lake and the convenience of nearby amenities such as city transit, shops, stores, restaurants and groceries - and a short drive to the Rocky Mountains! Don't miss out on this GREAT OPPORTUNITY.