



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1311, 950 Arbour Lake Road NW  
Calgary, Alberta**

**MLS # A2210926**



**\$357,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	765 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 516
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** NA

Top floor unit, bright open floor plan, newer vinyl plank flooring throughout, and a private balcony with west and south facing views, this condo is move-in ready! Enjoy a spacious kitchen fully equipped with an eat-up bar, plenty of counter space, and pantry with in-unit laundry for added convenience! The dining and living spaces flow seamlessly together, the large window and patio door allow lots of natural light to pour in. Enjoy your morning coffee or evening cocktail on your spacious balcony! Just off the living room is a generous sized bedroom with double closets and direct access to the main 4 piece bathroom. A spacious den that can be used as a home office or guest bedroom completes the space. This unit comes with 1 parking stall and storage locker. On-site amenities include an exercise room, social lounge, playground and ample visitor parking. Arbour Lake community enjoys year-round lake access with tennis, boating, swimming, skating and more through it's homeowner's association. This condo is in a fantastic location! Just down the road is Crowfoot Centre with shopping, grocery stores, restaurants, a movie theater and so much more! Other close by facilities include the YMCA, a public library and C-train station with direct access to downtown making commuting a breeze! You don't want to miss out on this fantastic condo in a clean, well-managed complex in such a great location! Book your showing today!