

1318, 950 Arbour Lake Road NW  
Calgary, Alberta

MLS # A2293230



## \$315,000

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	874 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 610
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** Key fob(s), Telus hub

**TOP-FLOOR | 2 BED + DEN | LAKE ACCESS | PRIME LOCATION.** Welcome to Arbour Lake Landing and this bright, well-designed condo in one of NW Calgary's most sought-after lake communities. Built with concrete slab construction for enhanced soundproofing, this top floor unit offers peace, privacy, and durability. The open-concept kitchen, dining, and living area is filled with natural light from large windows and leads to a private top-floor balcony which also includes gas hook up for your barbeque. The functional layout includes a spacious primary bedroom with ensuite, a second bedroom, and a large den ideal for a home office or flex space. A second full bathroom with convenient in-suite laundry adds everyday practicality. This well-maintained building offers great amenities including an exercise room, social room, assigned parking, and a storage locker. Enjoy exclusive year-round access to Arbour Lake for swimming, fishing, skating, and tennis. Ideally located just minutes from shopping, dining, transit, and the LRT at Crowfoot Crossing and Crowfoot CTrain Station—making commuting and daily errands effortless.