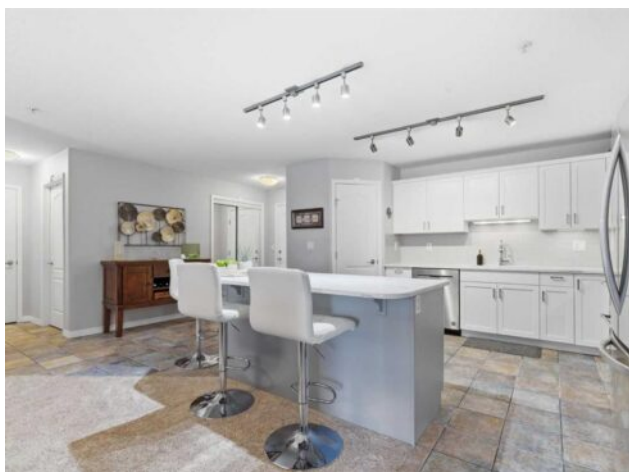


2201, 303 Arbour Crest Drive NW
Calgary, Alberta

MLS # A2294442

\$469,900



Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,232 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 671
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	MC-1
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: none

Welcome to the Chateaux of Arbour Lake — where comfort, community, and convenience come together in one beautifully updated home. Nestled within an exclusive adult 18+ complex surrounded by single-family homes, this stunning 2-bedroom, 2-bathroom corner-style unit offers 1,217 sq ft of thoughtfully designed living space in one of the building's most coveted locations — overlooking the serene courtyard and fountain. Step inside and feel right at home. The fully renovated kitchen is a true showstopper, featuring a large island with eating bar, a walk-in pantry, and updated cabinets, all complemented by brand new appliances purchased within the last two years. Whether you're cooking for yourself or entertaining friends, this kitchen delivers. The open-concept living and dining area flows effortlessly to your large private balcony, where you can relax with your morning coffee and enjoy the peaceful fountain views below. A cozy gas fireplace with tile surround makes the living room the perfect place to unwind on cooler evenings. The generous primary bedroom features a walk-through closet leading to a beautiful 4-piece ensuite with soaker tub and tiled floors. A well-sized second bedroom and full 3-piece bath make this ideal for hosting guests or creating a dedicated home office. Fresh new paint throughout gives the entire unit a bright, move-in-ready feel. And the practical details? They're just as impressive. Two titled underground parking stalls — a rare and valuable find — plus two titled storage units, and in-suite laundry round out everything you need for easy, lock-and-leave living. The Chateaux community itself is truly special, offering a fitness center, recreation room, car wash bay, and a beautifully landscaped private park setting with gazebo. All of this just steps from the lake, parks, schools, shopping, and walking paths.

This is the lifestyle upgrade you've been waiting for. Welcome home