

1103, 950 Arbour Lake Road NW
Calgary, Alberta

MLS # A2305650



\$314,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	817 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	0.07 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 568
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: TV Mount

Experience elevated living in this beautifully maintained condo, where the sunny south exposure provides unobstructed panoramic views stretching from the downtown skyline to WinSport and onto the breathtaking Rocky Mountains. Rarely do these ultra private units come up for sale. Offering 817 sq ft of thoughtfully designed living space, this home features two spacious bedrooms and a full bathroom. You're immediately welcomed by the open-concept floor plan and gleaming laminate flooring, allowing natural light to flow throughout. The crisp white kitchen, complete with a convenient breakfast bar, provides plenty of cupboard/counter space and opens seamlessly into the living and dining areas—perfect for both everyday living and entertaining. Step outside to the expansive south-facing balcony, featuring a gas line for your BBQ. Over 20 feet long— it's an ideal retreat for morning coffee, evening sunsets, wildlife watching, or simply taking in the incredible views. The primary suite includes a generous walk-in closet, while the second bedroom offers flexibility for family, guests or a home office. Additional highlights include in-suite laundry, a heated underground parking stall, and a separate storage unit. Residents of Arbour Lake Landing enjoy access to excellent building amenities, including a fitness centre, library, and a reservable social room for private gatherings. Your community membership also provides exclusive year-round lake access, with opportunities for swimming, paddle boarding, skating, and more. With nearby transit, shopping, restaurants, schools, and easy access to the mountains, this home perfectly balances lifestyle and convenience. This is a very well managed complex with low condo fees. Don't miss your chance to own this exceptional home in NW Calgary's desirable lake community.