

2130, 1010 Arbour Lake Road NW
Calgary, Alberta

MLS # A2307077



\$399,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	960 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 618
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Crown Molding, Elevator, No Smoking Home, Quartz Counters, Recreation Facilities, See Remarks, Storage		
Inclusions:	N/A		

WELCOME TO THIS LOVINGLY UPDATED AND WELL-MAINTAINED CONDO IN THE POPULAR STONECROFT CONDO COMPLEX, LOCATED IN THE SOUGHT-AFTER LAKE COMMUNITY OF ARBOUR LAKE. This ground-floor unit offers 2 bedrooms + den, luxury vinyl plank flooring throughout, 1 titled underground parking stall, and backs onto green-space with views toward the surrounding area and partial downtown views to the right. Showcased by its natural light, you will appreciate the open-concept layout, featuring a ductless air conditioning system for efficient cooling, a bright East-facing living area with a gas fireplace and direct access to the private patio. The updated kitchen is complete with quartz countertops, a finished bulkhead, updated light fixtures, stainless steel appliances, and upgraded Hunter Douglas window coverings throughout. The primary bedroom offers a spacious layout with a walk-in closet featuring built-ins and an updated ensuite. The second bedroom is also well-sized with East-facing windows, and the second full bathroom has been updated. A versatile den provides a great option for a home office, and the in-suite laundry includes an updated washer and dryer. Significant updates were completed throughout the unit in (2023), including luxury vinyl plank flooring, fresh paint, updated kitchen finishes and appliances, renovated bathrooms, and the installation of ductless air conditioning units in both the main living area and primary bedroom. Step outside from the living area to the private patio an ideal space to relax and enjoy the surrounding green-space and open views. In the underground parkade, you will find your titled parking stall, conveniently located near the elevator, along with an assigned storage locker. Residents of Stonecroft Arbour Lake enjoy access to lounges with kitchens and fireplaces, bike storage, guest suites, a workshop,

and visitor parking. The Arbour Lake Residents Club and lake are just minutes away, offering year-round amenities including swimming, boating, fishing, and skating. Conveniently located within walking distance to transit and close to schools, Crowfoot Centre, shopping, restaurants, and the LRT. Quick access to Crowchild Trail and Stoney Trail connects to the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, and downtown. A move-in ready home offering space, comfort, and an unbeatable location.