

# \$314,900 - 2310, 950 Arbour Lake Road Nw, Calgary

MLS® #A2221938

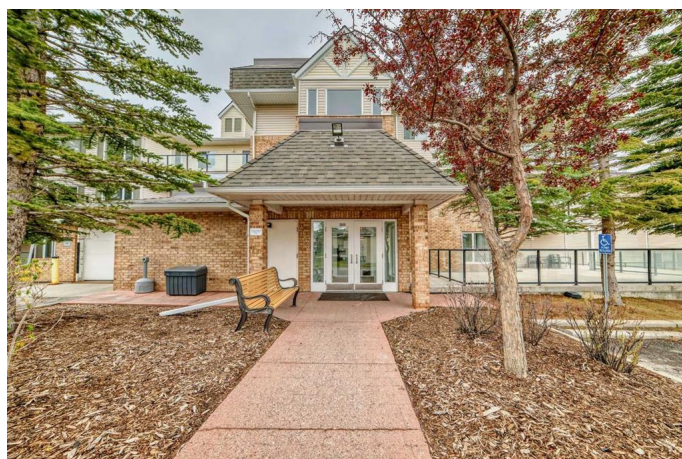
**\$314,900**

2 Bedroom, 1.00 Bathroom, 819 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

TOP FLOOR, TWO-bedroom condo in Arbour Lake Landing WITH LAKE ACCESS. This condo is very well laid out. Its open concept makes the most of its space and overlooks the dining area and the living room from the kitchen. The large balcony, with glass railings, offers plenty of room for seating and a BBQ, and is surrounded by trees for added privacy. Both the primary bedroom and the second bedroom are spacious, with the primary bedroom featuring a large walk-in closet. The bathroom has a smart layout; it is a 4-piece and includes IN-SUITE LAUNDRY, nicely tucked away with a sliding door. At the entrance of the unit is an extra-large storage area, and additional storage is available in the parkade with a SEPARATE STORAGE LOCKER for this unit. The building is well maintained, has a secured entrance and offers heated UNDERGROUND parking. Amenities include a GYM and social room. There is also plenty of visitor parking available, and a playground. But even better, this condo comes with LAKE ACCESS! Arbour Lake features a beach and opportunities for swimming, fishing and boating. Want to learn paddle boarding or fly fishing? It is possible right here in Arbour Lake. Arbour Lake Landing ALLOWS PETS with board approval. It is conveniently located just minutes from the Crowfoot LRT Station and the shops of Crowfoot Crossing. As well, from here there is quick access to Crowchild Trail and Stoney Trail, to the Rockies or Downtown.



Built in 2003

### **Essential Information**

MLS® #	A2221938
Price	\$314,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	819
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	2310, 950 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5B3

### **Amenities**

Amenities	Elevator(s), Fitness Center, Party Room, Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Assigned, Underground

### **Interior**

Interior Features	No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	3
Basement	None

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame

**Additional Information**

Date Listed	May 19th, 2025
Days on Market	60
Zoning	M-C1
HOA Fees	231
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Estate Professionals Inc.
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