

**1215, 950 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2225345



\$285,000

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	672 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 464
Basement:	-	LLD:	-
Exterior:	Composite Siding, Other	Zoning:	(M-C1d75)
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: none

Searching for an affordable condo in Calgary's NW? Welcome to #1215 950 Arbour Lake Drive! This well designed layout (1 bed +den) provides all the functionality you could wish for! The 672 sqft feels bigger upon entry with an open concept kitchen, Living and Dining area as well as a large kitchen island / breakfast bar and a private den that provides a convenient work from home location and all your storage needs. The master bedroom is spacious and offers a large walk through closet that connects to the ample 4 piece ensuite bath (there is a cheater door connecting to the main living area) and in suite laundry. Heading out to the patio the sunny west exposure floods the main living room and bedroom with natural light year round while providing a private location to relax after a long day. Are you concerned about privacy? This unit is quite private with a bonus view of the playground (watch the kids from your deck) and the added security of being on the second floor. There is a dedicated assigned underground parking stall #135 and dedicated storage locker #55. Enjoy on-site amenities, including an exercise room, social lounge, ample visitor parking and playground. You'll also have exclusive access to one of Calgary's premier lake communities, offering a beach, clubhouse, swimming, boating and fishing. The neighbourhood features amenities such as Crowfoot shopping centre, YMCA, restaurants, parks, playgrounds, schools and an LRT station, providing convenient access to everything you need. Schedule a viewing today and make this exceptional property your new home!