### DANIEL CRAM

Heating:

Floors:

Roof:

**Basement:** 

Foundation:

**Exterior:** 

Features:

Boiler

Asphalt

None

Laminate, Tile

Concrete, Mixed

Poured Concrete

Ceiling Fan(s)

### 780-814-9482 hello@danielcram.ca

# 1120, 950 Arbour Lake Road NW Calgary, Alberta

#### MLS # A2233284



## \$319,900

Division:	Arbour Lake		
Туре:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	815 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		
	Water:	-	
	Sewer:	-	
	Condo Fee:	\$ 557	
	LLD:	-	
	Zoning:	M-C1 d7	5
	Utilities:	-	

Inclusions: Refrigerator, electric stove, dishwasher, washer, dryer, hood-fan

A well-kept condo is being sold by the original owner! This lovely main floor unit has no stairs from the main entrance to the two-bedroom unit with 1.5 bathrooms. An open style functional kitchen with a spacious room for a table next to the living area, creating an open space. From the living room, you can walk out to your concrete deck/patio at ground level, measuring in at 21.1 by 6.1 feet. This patio has a hookup for your natural gas barbecue. This sought-after complex has a social room, gym, and access to Arbour Lake, along with being pet-friendly with the board's approval for up to two pets and a playground. Just a four-five-minute drive to the C-Train or Crowfoot Crossing (one of the largest shopping areas in Calgary), and a bus stop is next to this complex. There is also one assigned underground heated parking stall with a storage locker in this well-managed complex, with plenty of visitor parking just outside, you can welcome your visitors from your patio.