

**2203, 950 Arbour Lake Road NW  
 Calgary, Alberta**

**MLS # A2215946**



**\$400,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Arbour Lake                                |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)         |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                |               |                   |
| <b>Size:</b>     | 819 sq.ft.                                 | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Secured, Stall, Underground |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | -  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 586 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Vinyl Siding  | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | None   |                   |        |

**2 BEDROOM | 2 BATHROOM | LOW RISE CONDO | 818 SQFT | PARKING SPOT | STORAGE LOCKER | OPEN LAYOUT | BALCONY | SOUTHWEST-FACING EXPOSURE** | Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo in the desirable Arbour Lake neighbourhood, offering 818 sqft of bright and functional living space. The open-concept design features a spacious living room with large windows that flood the space with natural light. The modern kitchen includes quartz countertops, a breakfast bar, and stainless steel appliances, perfect for preparing meals or entertaining guests. The primary bedroom is generously sized with a walk through closet and a 3-piece ensuite bathroom. The second bedroom is also a great size and is conveniently located across from a 4-piece bathroom with adjoining convenient in-unit laundry. The private spacious southwest facing balcony offers a fantastic spot to relax and take in the fresh air. This condo includes one assigned underground parking spot and a storage locker. The complex offers great amenities, including a fitness center, party room, gazebo, and visitor parking. Located just minutes from the lake, parks, schools, shopping, and dining options, this home is move-in ready and perfect for those looking for a low-maintenance lifestyle. Book your showing today!