

# **\$424,900 - 211, 950 Arbour Lake Road Nw, Calgary**

MLS® #A2225492

**\$424,900**

4 Bedroom, 2.00 Bathroom, 1,270 sqft

Residential on 0.03 Acres

Arbour Lake, Calgary, Alberta

Arbour Lake Landing! Beautiful 1270 sq ft 2 storey townhouse with 3 bedrooms up and a fully finished basement. Quiet location in Arbour Lake with quick access to schools, shopping, transit and year-round lake access privileges at Arbour Lake! Spacious main floor features a cozy covered front porch, a huge great room with bay window, an eat-in kitchen that leads out to a rear deck, and a 3-piece bath. Upstairs there are 3 large bedrooms including a huge primary bedroom with direct access to the updated main bath. Basement is fully finished with a large rec room with walk in closet, a den/bedroom (no closet), laundry and storage. Lots of extras in this unit like brand new carpet throughout, main floor shower, renovated upper bathroom, fresh interior paint, recent hot water tank and an upgraded washer and dryer to name a few. Arbour Lake Landing is a well managed pet friendly (small dog or cat) townhouse complex with reasonable fees and has great access to all the amenities of a private lake community! Excellent location within walking distance to Arbour Lake School, the private lake, Crowfoot Shopping area, Crowfoot LRT and the YMCA. A great buy in a desirable community with quick road access to Crowchild and Stoney Trail!

Built in 2002

## **Essential Information**



MLS® #	A2225492
Price	\$424,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,270
Acres	0.03
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	211, 950 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5B3

### Amenities

Amenities	Gazebo, Playground, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance
Lot Description	Landscaped
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	7
Zoning	M-C1 d75
HOA Fees	289
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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