

# **\$368,000 - 2106, 950 Arbour Lake Road Nw, Calgary**

MLS® #A2213873

**\$368,000**

2 Bedroom, 2.00 Bathroom, 813 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Enjoy sunny south exposure on the EXPANSIVE DECK with breathtaking PANORAMIC MOUNTAINS, COP & CITY VIEWS at this lovely Arbour Lake Landing condo. The open floor plan provides a SPACIOUS 831 square feet and this, well appointed, condo features 2 BEDROOMS and 2 FULL BATHROOMS. The large primary bedroom offers a WALK-THRU closet, 3 piece ensuite bathroom and views. There is a great sized 2nd bedroom across from the main 4-piece bathroom and in-suite laundry. The BRIGHT white kitchen has an eating bar, and BRAND-NEW faucet. Laminate floors cover the main living area and flow through the living room to the entrance to the large deck with GLASS RAILING and a GAS LINE. This outdoor space is sure to be enjoyed immensely! Included with the condo is one assigned heated underground PARKING stall and one assigned STORAGE unit. There are also a common area gym/library/sitting room to enjoy. The room can also be booked for a private event. You also get LAKE ACCESS to beautiful Arbour Lake and the convenience of nearby amenities such as city transit, shops, stores, restaurants and groceries - and a short drive to the Rocky Mountains! Don't miss out on this great opportunity.

Built in 2003

## **Essential Information**



|                |                   |
|----------------|-------------------|
| MLS® #         | A2213873          |
| Price          | \$368,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 813               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 2106, 950 Arbour Lake Road Nw |
| Subdivision | Arbour Lake                   |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3G 5B3                       |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Park, Parking, Secured Parking, Gazebo, Recreation Room |
| Parking Spaces | 1  |
| Parking        | Parkade, Underground, Assigned                                       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan        |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 3  |
| Basement          | None   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |

|              |                                 |
|--------------|---------------------------------|
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 18               |
| Zoning         | M-C1             |
| HOA Fees       | 231              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | BECK Real Estate Ltd. |
|----------------|-----------------------|

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