

# **\$355,000 - 2106, 950 Arbour Lake Road Nw, Calgary**

MLS® #A2213873

**\$355,000**

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          | \$355,000         |
| 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), Gazebo, Parking, Park, Recreation Room, Secured Parking |
| Parking Spaces | 1                                                                    |
| Parking        | Underground, Assigned, Parkade                                       |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Laminate Counters        |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings, Washer/Dryer Stacked |
| 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 | 54               |
| Zoning         | M-C1             |
| HOA Fees       | 231              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.