

# **\$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      | Playground, Visitor Parking, Gazebo |
| 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 | 19             |
| 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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