

# \$285,000 - 1215, 950 Arbour Lake Road Nw, Calgary

MLS® #A2225345

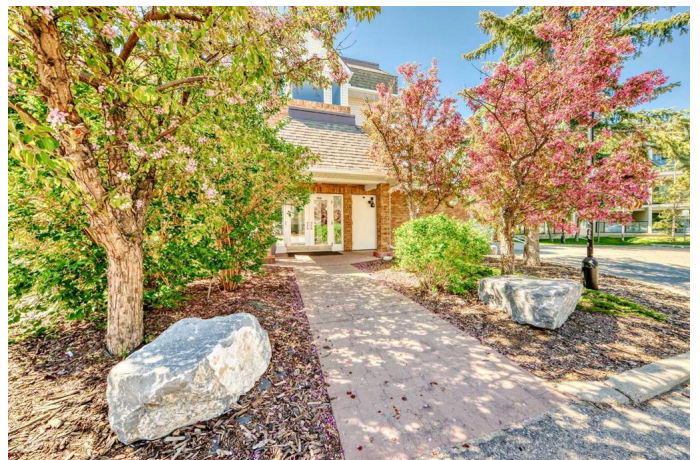
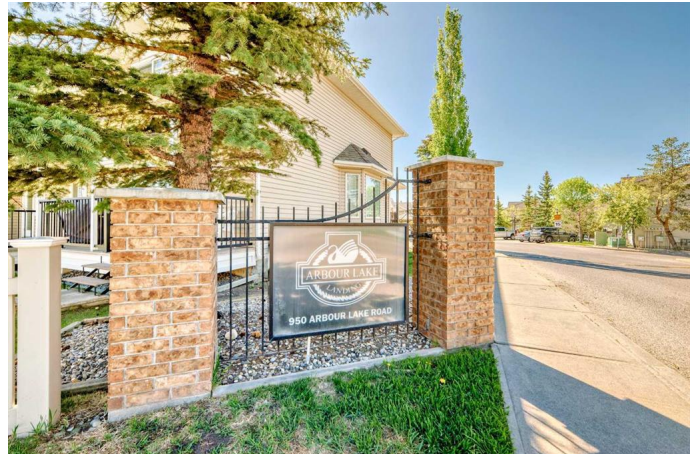
**\$285,000**

2 Bedroom, 1.00 Bathroom, 672 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Searching for an affordable condo in Calgary's NW? Welcome to #1215 950 Arbour Lake Drive! This well designed layout (1 bed +den) provides all the functionality you could wish for! The 672 sqft feels bigger upon entry with an open concept kitchen, Living and Dining area as well as a large kitchen island / breakfast bar and a private den that provides a convenient work from home location and all your storage needs. The master bedroom is spacious and offers a large walk through closet that connects to the ample 4 piece ensuite bath (there is a cheater door connecting to the main living area) and in suite laundry. Heading out to the patio the sunny west exposure floods the main living room and bedroom with natural light year round while providing a private location to relax after a long day. Are you concerned about privacy? This unit is quite private with a bonus view of the playground (watch the kids from your deck) and the added security of being on the second floor. There is a dedicated assigned underground parking stall #135 and dedicated storage locker #55. Enjoy on-site amenities, including an exercise room, social lounge, ample visitor parking and playground. You'll also have exclusive access to one of Calgary's premier lake communities, offering a beach, clubhouse, swimming, boating and fishing. The neighbourhood features amenities such as Crowfoot shopping centre, YMCA, restaurants, parks, playgrounds, schools and an LRT station, providing convenient access to



everything you need. Schedule a viewing today and make this exceptional property your new home!

Built in 2000

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2225345          |
| Price          | \$285,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 672               |
| Acres          | 0.00              |
| Year Built     | 2000              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 1215, 950 Arbour Lake Road Nw |
| Subdivision | Arbour Lake                   |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3J5B3                        |

**Amenities**

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | Park, Parking, Playground, Secured Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                                                         |
| Parking        | Parkade, Stall, Underground                                               |

**Interior**

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked       |

|              |         |
|--------------|---------|
| Heating      | Central |
| Cooling      | None    |
| # of Stories | 4       |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Playground, Private Entrance, Storage |
| Construction      | Composite Siding, Other                                      |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 87             |
| Zoning         | (M-C1d75)      |
| HOA Fees       | 231            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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