

# \$335,000 - 1311, 950 Arbour Lake Road Nw, Calgary

MLS® #A2210926

**\$335,000**

1 Bedroom, 1.00 Bathroom, 765 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

OPEN HOUSE SATURDAY MAY 10, 2025

1:30-4:00PM - Top floor unit, bright open floor

plan, newer vinyl plank flooring throughout,

and a private balcony with west and south

facing views, this condo is move-in ready!

Enjoy a spacious kitchen fully equipped with

an eat-up bar, plenty of counter space, and

pantry with in-unit laundry for added

convenience! The dining and living spaces

flow seamlessly together, the large window

and patio door allow lots of natural light to pour

in. Enjoy your morning coffee or evening

cocktail on your spacious balcony! Just off the

living room is a generous sized bedroom with

double closets and direct access to the main 4

piece bathroom. A spacious den that can be

used as a home office or guest bedroom

completes the space. This unit comes with 1

parking stall and storage locker. On-site

amenities include an exercise room, social

lounge, playground and ample visitor parking.

Arbour Lake community enjoys year-round

lake access with tennis, boating, swimming,

skating and more through it's homeowner's

association. This condo is in a fantastic

location! Just down the road is Crowfoot

Centre with shopping, grocery stores,

restaurants, a movie theater and so much

more! Other close by facilities include the

YMCA, a public library and C-train station with

direct access to downtown making commuting

a breeze! You don't want to miss out on this

fantastic condo in a clean, well-managed

complex in such a great location! Book your



showing today!

Built in 2000

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2210926          |
| Price          | \$335,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 765               |
| Acres          | 0.00              |
| Year Built     | 2000              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1311, 950 Arbour Lake Road Nw |
| Subdivision | Arbour Lake                   |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3G 5B3                       |

### Amenities

|                |                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------|
| Amenities      | Fitness Center, Parking, Party Room, Playground, Secured Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                 |
| Parking        | Assigned, Off Street, Parkade                                                                     |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                           |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard, Natural Gas                                                    |
| Cooling           | None                                                                      |
| Fireplaces        | None                                                                      |

# of Stories                3

**Exterior**

Exterior Features    Balcony  
Roof                    Asphalt Shingle  
Construction        Brick, Concrete, Vinyl Siding, Wood Frame  
Foundation           Poured Concrete

**Additional Information**

Date Listed            April 12th, 2025  
Days on Market       27  
Zoning                  M-C1  
HOA Fees              231  
HOA Fees Freq.      ANN

**Listing Details**

Listing Office           CIR Realty

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