

**2207, 950 Arbour Lake Road NW**  
**Calgary, Alberta**

**MLS # A2169173**



**\$440,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,130 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Geothermal	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 764
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Stunning Panoramic Views of Downtown, COP, and the Rocky Mountains &ndash; A Rare Opportunity with Exclusive Access to Arbour Lake! Located in the highly sought-after Arbour Lake community, this MOVE-IN READY 2 Bedroom + Den, 2 Bathroom END UNIT boasts 1,030 sq. ft. of well-designed living space, featuring an expansive west-facing balcony with breathtaking views of downtown Calgary, Canada Olympic Park, and the Rocky Mountains. With 3 underground parking stalls (2 side-by-side assigned and 1 titled) and a separate storage locker, this property offers exceptional value and convenience. Perfect for downsizers, young professionals, or investors, the bright and open-concept living area is filled with natural light and provides direct access to the large balcony&mdash;perfect for enjoying your morning coffee or sunsets while taking in stunning views. The kitchen is equipped with a breakfast nook, pantry, and breakfast bar, along with a new stainless steel electric stove, dishwasher, and microwave hood fan, and is complemented by a newer refrigerator. The primary bedroom features a generous walk-in closet and a private 3-piece ensuite bathroom featuring a soaker tub. The second bedroom is conveniently located next to the 4-piece main bathroom, making it ideal for guests. Additionally, the spacious den can be used as a dedicated home office or even a potential 3rd bedroom, offering versatile living options. An in-suite laundry area completes the layout, providing extra convenience. Residents have access to fantastic on-site amenities, including an exercise room, social lounge, ample visitor parking, and a playground. As a resident of Arbour Lake, you will also have exclusive access to the private lake, featuring year-round activities like swimming, boating, fishing, ice skating, and more. The neighbourhood offers abundant amenities, such as

Crowfoot Shopping Centre, the YMCA, restaurants, parks, walking paths, playgrounds, schools, and an LRT station, ensuring convenient access to everything you need. This property is truly a rare find, combining panoramic views, convenient living, and exclusive lake access in a prime location. Schedule a viewing today to make this exceptional property your new home! Quick possession is available—check out our virtual tour!