

**1310, 303 Arbour Crest Drive NW  
Calgary, Alberta**

**MLS # A2171700**



## \$429,900

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,188 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 664
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Laminate Counters, No Smoking Home, Recreation Facilities, See Remarks		

**Inclusions:** Laundry room shelving, 2 bar stools

This beautifully maintained executive 18+ condo offers a thoughtfully designed layout and comes with 2 TITLED PARKING STALLS. The open floor plan features a spacious kitchen with a large island, abundant cabinetry, expansive dining area and comfortable living room. The primary bedroom is exceptionally roomy, complete with a walk-through closet and full ensuite bathroom, while the second bedroom also offers ample space. Other perks include in-suite laundry (with water softener rough-in) and a sunny, oversized balcony—ideal for enjoying outdoor living. The unit also includes two heated underground parking stalls with attached storage and a car wash bay for additional convenience. Residents enjoy access to a party/games room, a well-equipped fitness centre, and a sauna—luxuries not often found in this price range. The meticulously landscaped grounds include a serene pond with a decorative fountain and a gazebo, perfect for relaxation. The complex fosters a welcoming atmosphere, with community seasonal events. Arbour Lake is a desirable lake community where you'll enjoy access to sandy beaches, a clubhouse, tennis courts, and more! Conveniently located to schools of all levels, shopping, public transit and quick access to major roadways. Some photos on this listing are digitally staged.