

1310, 1010 Arbour Lake Road NW
Calgary, Alberta

MLS # A2174846



\$379,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	982 sq.ft.	Age:	1999 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 597
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry		

Inclusions: Refrigerator, Dishwasher, Stove, Washer, Dryer, HoodFan, All Window Coverings

Experience urban living in this top floor unit. Tucked away in the quiet neighborhood of Arbour Lake, minutes from multiple amenities including community lake access, walking paths, schools, transportation, and much more. This 982 sqft unit boasts a bright and open floor plan with soaring 9ft vaulted ceilings, 2 bedrooms, a den, and 2 bathrooms. Upon entry into the unit you are met with a large kitchen complete with an expansive island with a breakfast bar. The kitchen opens to a dining area, great for hosting guests. The large living room has a cozy and inviting feel with a gas fireplace, vaulted ceilings and large windows. Doors from the living room lead out to a balcony with views of downtown Calgary and the rocky mountains. The primary bedroom comes equipped with a large walk in closet and a 3 piece ensuite. A den, perfect for a home office or hobby room, can be found just off of the foyer. A good sized second bedroom and a 4 piece main bathroom with laundry complete the unit. Enjoy the convenience of an underground, titled parking stall as well as an assigned storage locker. The complex also boasts amenities including a large social room with a kitchen, a guest suite available for rent, and visitor parking. Must see to appreciate value!