

**1315, 303 Arbour Crest Drive NW
Calgary, Alberta**

MLS # A2178357



\$409,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,145 sq.ft.	Age:	2001 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 627
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: Murphy Bed and desk in the 2nd bedroom, TV Wall mount & TV in primary bedroom.

This 3rd-floor oasis with Modern Conveniences in a Premier Adult-Only Building. Welcome to this stunning 2-bedroom, 2-bath apartment that perfectly blends modern living with comfort. Located in a sought-after Arbour Lake adult-only building, this residence offers both luxury and convenience. Step into the bright, open-concept living space featuring a cozy gas fireplace, perfect for relaxing evenings. The kitchen is a chef’s dream, boasting sleek stainless steel appliances, a spacious pantry, and a central island with an eating bar ideal for casual dining and entertaining. The primary bedroom is your personal retreat, featuring a walk-through closet that leads to a private 4-piece ensuite. The second bedroom, cleverly designed with a built-in Murphy bed, doubles as a flexible space for guests or a home office. Enjoy the in-suite laundry room with a stacked front-loading washer and dryer and ample storage for added convenience. Savor the serene ambiance on your private balcony, which overlooks a tranquil fountain and comes equipped with a gas line for effortless BBQs. The unit includes an underground titled parking stall with access to a convenient car wash station. Residents also have exclusive use of the on-site fitness center, making it easy to stay active without leaving home. With premium features throughout and unparalleled amenities, this top-floor apartment truly offers the best in upscale, low-maintenance living. Don’t miss this incredible opportunity—schedule your private viewing today.