

**1104, 950 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2179708



\$315,000

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	825 sq.ft.	Age:	2000 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Assigned, Gated, Insulated, Owned, Secured, Titled, Under		
Lot Size:	-		
Lot Feat:	Landscaped, Street Lighting, Views		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 560
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Breakfast Bar, Elevator, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to your new home! Great VALUE! This stunning and spacious and bright South Facing condo features 2 bedrooms, 2 bathrooms, and TWO underground parking stalls and additional storage locker and ample visitor parking! Enjoy breathtaking panoramic views of the mountains, city, and COP from your huge balcony. The unit boasts newer paint, hardwood flooring, in-suite laundry, and ample storage space. Reasonable condo fees cover the access to the exercise and social room, and include heat, water, sewer, reserve fund, building insurance, common area maintenance and parking . Plus, you can enjoy the private LAKE with skating in the winter and the beach activities in the summer. Conveniently located near (all in walking distance) schools, the LRT station, restaurants, YMCA, library, community center, movie theater and CROWFOOT shopping center, this condo has it all. ACT NOW and Don't miss out on this gem!