



950 Arbour Lake Road Calgary Alberta

\$419,900

Stunning Panoramic Views of Downtown, COP, and the Rocky Mountains - 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 2 assigned side-by-side underground parking stalls 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--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 ...

4pc Bathroom 2.26 M x 1.47 M
 4pc Bathroom 2.82 M x 3.86 M
 Other 2.08 M x 4.83 M
 Bedroom 4.34 M x 3.41 M
 Dining room 3.51 M x 2.82 M
 Foyer 2.29 M x 3.20 M

Kitchen 4.17 M x 3.10 M
 Living room 6.07 M x 5.03 M
 Den 3.41 M x 2.54 M
 Primary Bedroom 5.23 M x 3.66 M
 Other 1.42 M x 1.70 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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