



950 Arbour Lake Road Calgary Alberta

\$460,000

OPEN HOUSE Saturday, October 5 Noon-1:30. 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 3 underground parking stalls (2 side-by-side assigned and 1 titled) 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 Crowf...

4pc Bathroom 7.41 Ft x 4.82 Ft
 4pc Bathroom 9.25 Ft x 12.66 Ft
 Other 6.82 Ft x 15.85 Ft
 Bedroom 14.24 Ft x 11.19 Ft
 Dining room 11.52 Ft x 9.25 Ft
 Foyer 7.51 Ft x 10.50 Ft

Kitchen 13.68 Ft x 10.17 Ft
 Living room 19.91 Ft x 16.50 Ft
 Den 11.19 Ft x 8.33 Ft
 Primary Bedroom 17.16 Ft x 12.01 Ft
 Other 4.66 Ft x 5.58 Ft

Listing Presented By:



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