



950 Arbour Lake Road Calgary Alberta

\$299,000

OPEN HOUSE 2-4pm Saturday & Sunday July 12 & 13. LAKE ACCESS! Live your best lake life year-round in beautiful Arbour Lake—Calgary's only NW lake community. Whether it's swimming, boating, or fishing (catch/release rainbow trout) in the summer; skating, skiing, snowshoeing or walking the regional pathways in winter, this is lifestyle living at its best. Your first home just got a major upgrade—how often does it come with private lake access to share with family and friends? This one-bedroom + den / office condo is ideal for first-time buyers or those looking to downsize without compromise. Inside, you'll love the open-concept layout that maximizes space and functionality. The updated kitchen, with newer appliances and unique tiled backsplash, offers ample counter and cupboard space, plus an eat-up bar that makes entertaining easy. Additional upgrades include wide board white oak laminate flooring throughout, designer lighting and fresh paint. The den is the perfect flex space—set up a home office, guest room, zen yoga or library. Add to that the convenience of in-suite laundry, and you've got everything you need. No more ice to scrape from your windshield in winter with heated, underground parking (stall #231) and you've even got a storage locker (#231 in front of the parking stall). You'll love the easy access to Crowfoot C-Train Station and to the mountains via Stoney Trail and Crowchild Trail that connect to the Trans-Canada Highway (Hwy 1). Enjoy golfing at Silver Springs Golf & Country Club, The Hamptons Golf Club or Country Hills Golf Club or enjoy long dog walks at nearby parks like Arbour Ridge Park or Arbour Park 29. Schools nearby; Arbour Lake School, St. Ambrose and Robert Thirsk High School (19min). AND It's just a 12 minute drive to the University of Calgary. There are swimming pools (Melcor YMCA or Shouldice Aquatic Centre), shopping (Market Mall)...

Kitchen 8.50 Ft x 9.92 Ft

Living room 12.67 Ft x 19.08 Ft

Primary Bedroom 11.17 Ft x 12.33 Ft

Den 9.33 Ft x 7.83 Ft

Laundry room 6.58 Ft x 3.17 Ft

4pc Bathroom 11.17 Ft x 5.00 Ft

Listing Presented By:



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MaxWell Canyon Creek



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