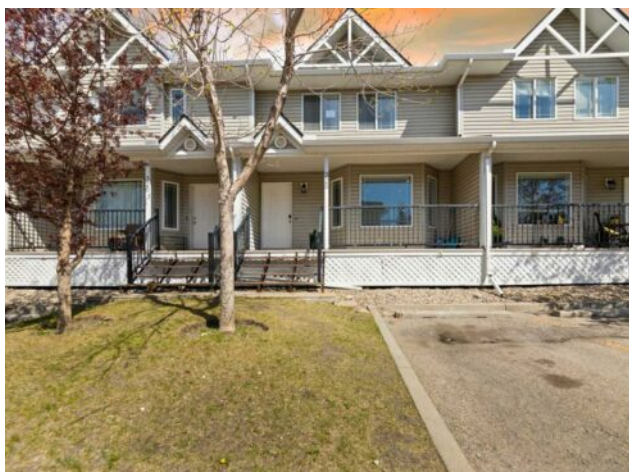


328, 950 Arbour Lake Road NW
Calgary, Alberta

MLS # A2219904



\$419,900

| | | | |
|------------------|-----------------------|---------------|-------------------|
| Division: | Arbour Lake | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,249 sq.ft. | Age: | 2002 (23 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Assigned, Stall | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 477 |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows | | |

Inclusions: na

UNBEATABLE LOCATION for this Arbour Lake Townhome...walking distance to the lake with its year round activities, schools & parks, Crowfoot Crossing with all its amenities, LRT Station, Public Library, YMCA and easy access to all major routes including west to the mountains! Spacious south facing front verandah to enjoy your morning coffee and covered back porch to relax while you watch the kids in the park across. The main floor boasts an open concept family room with bay window, huge kitchen with dining area, 2pc powder room and rear door leading to the deck ideal for barbecuing. Upper level has three bedrooms with large master having a double closet and cheater door to the main 4pc bathroom. Unspoiled basement for your future choice development. Bright unit with lots of windows allowing for loads of natural light. Parking stall is just outside your front door while the unit is conveniently located near visitor parking and access to the main road. Recent Renovations include new stone countertops , New main floor Flooring , New pot lights on main floor and basement, new faucets. On top of this your will get Arbour lake access.