

# \$415,000 - 110, 950 Arbour Lake Road Nw, Calgary

MLS® #A2256279

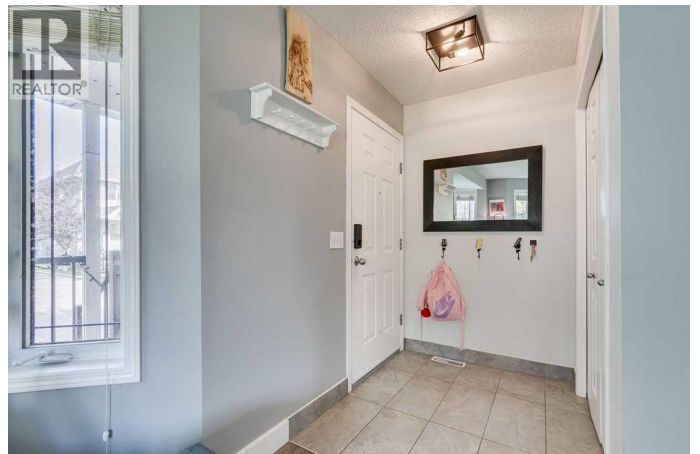
**\$415,000**

3 Bedroom, 2.00 Bathroom, 1,291 sqft

Single Family on 0.00 Acres

Arbour Lake, Calgary, Alberta

**MAJOR PRICE REDUCTION!!!!** Welcome to this meticulously kept end-unit townhouse in Arbour Lakeâ€™NW Calgaryâ€™s most sought-after and prestigious lake community. Positioned on the largest lot in the entire complex, this END-UNIT townhome offers a warm and inviting space with 3 bedrooms and 1.5 bathrooms. Location is everything hereâ€™steps from Arbour Lake Middle School, St. Ambrose Catholic School, Crowfoot Shopping Centre, restaurants, the C-Train, and of course, the private lake. Whether youâ€™re running errands, commuting to work, or enjoying the communityâ€™s countless amenities, convenience is truly at your doorstep. The main floor features an open-concept layout, where the living room flows into the dining area and kitchen, creating a natural gathering place for family and friends. A main floor laundry makes daily routines easy, while outdoor living shines with a large east-facing front porch perfect for morning coffee and a private west-facing back deck ideal for summer BBQs. Downstairs, the unfinished basement is a blank canvasâ€™with a bathroom rough-in already completed, the hard work is done. Whether you envision a playroom, home gym, media room, or extra guest space, this level provides the opportunity to make the home truly your own and increase its value. Living in Arbour Lake means year-round lifestyle benefits exclusive to residents. Enjoy swimming, paddleboarding, and beach days in summer, or skating, ice



fishing, and holiday lights in winterâ€”all within your community. This townhouse is a wonderful fit for families, first-time buyers, or investors looking for comfort, location, and long-term value. Homes in this prestigious community donâ€™t last longâ€”call your favourite REALTORÂ® today to book your showing! (id:6289)

Built in 2002

**Essential Information**

Listing #	A2256279
Price	\$415,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,291
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	110, 950 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
Province	Alberta
Postal Code	T3G5B3

**Amenities**

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby
Features	Parking
Parking Spaces	1

**Interior**

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Window Coverings
Heating	Natural gas Forced air
Cooling	None

# of Stories                      2

## Exterior

Exterior                      Vinyl siding  
Foundation                  Poured Concrete

## Listing Details

Listing Office                  RE/MAX Real Estate (Mountain View)



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