

# \$398,900 - 2207, 950 Arbour Lake Road Nw, Calgary

MLS® #A2187791

**\$398,900**

2 Bedroom, 2.00 Bathroom, 1,130 sqft  
Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

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 paths, playgrounds, schools, and an LRT station, ensuring convenient access to everything you need.

This property is rare, combining panoramic views, convenient living, and exclusive lake access in a prime location. Please note the property has been virtually staged is for conceptual purposes only and the furniture is not included. Schedule a viewing today to make this exceptional property your new home! Quick possession is availableâ€”check out our virtual tour!

Built in 2003

### **Essential Information**

MLS® #	A2187791
Price	\$398,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	1,130
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	2207, 950 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5B3

### **Amenities**

Amenities	Elevator(s), Fitness Center, Park, Party Room, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Stall, Assigned, Parkade, Secured, Underground
# of Garages	2

### **Interior**

Interior Features	Open Floorplan, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Boiler, Geothermal
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	Balcony, Playground
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 17th, 2025
Days on Market	77

Zoning	M-C1
HOA Fees	210
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
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