

# \$438,888 - 401, 950 Arbour Lake Road Nw, Calgary

MLS® #A2218107

**\$438,888**

3 Bedroom, 3.00 Bathroom, 1,250 sqft

Residential on 0.04 Acres

Arbour Lake, Calgary, Alberta

This corner unit townhome is located in an easy access to Crowfoot LRT+shopping+schools at walking distance, library, YMCA, banks and so much more. Bright open floor plan with 3 bedrooms on the upper floor and a fully developed basement. The floor plan is very efficient with a large living+dining room. Large window in the entire home. The kitchen has an eating area nook that has a back door access to deck. All of the bedrooms are really good size and feature double closet in the Master. This unit is located in a community that features a full lake facility w/year round activities for the entire family including swimming, boating, fishing, tennis & skating. You will not find better value in Arbour Lake for lake privileges. Call for a private showing.

Built in 2002

## Essential Information

MLS® #	A2218107
Price	\$438,888
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,250
Acres	0.04
Year Built	2002
Type	Residential



Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	401, 950 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5B3

### Amenities

Amenities	Park, Playground, Gazebo
Parking Spaces	1
Parking	Assigned, Other, Stall

### Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Stove(s), Washer, See Remarks
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Metal
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Courtyard, Playground
Lot Description	Back Yard, Corner Lot, Landscaped, Garden, Gazebo, Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, See Remarks

### Additional Information

Date Listed	July 7th, 2025
Days on Market	6

Zoning	M-C1
HOA Fees	231
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	AMP Realty
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