

# \$285,000 - 1215, 950 Arbour Lake Drive Nw, Calgary

MLS® #A2225345

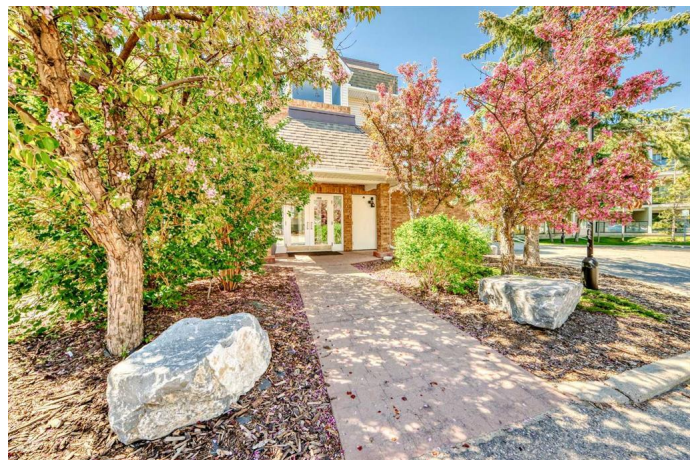
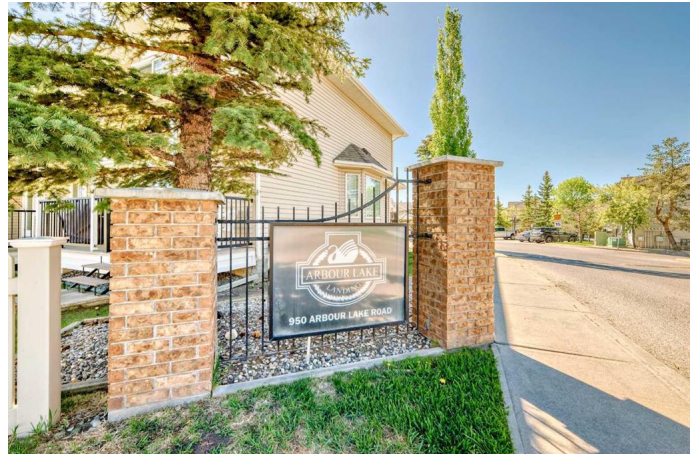
**\$285,000**

2 Bedroom, 1.00 Bathroom, 672 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Searching for an affordable condo in Calgary's NW? Welcome to #1215 950 Arbour Lake Drive! This well designed layout (1 bed +den) provides all the functionality you could wish for! The 672 sqft feels bigger upon entry with an open concept kitchen, Living and Dining area as well as a large kitchen island / breakfast bar and a private den that provides a convenient work from home location and all your storage needs. The master bedroom is spacious and offers a large walk through closet that connects to the ample 4 piece ensuite bath (there is a cheater door connecting to the main living area) and in suite laundry. Heading out to the patio the sunny west exposure floods the main living room and bedroom with natural light year round while providing a private location to relax after a long day. Are you concerned about privacy? This unit is quite private with a bonus view of the playground (watch the kids from your deck) and the added security of being on the second floor. There is a dedicated assigned underground parking stall #135 and dedicated storage locker #55. Enjoy on-site amenities, including an exercise room, social lounge, ample visitor parking and playground. You'll also have exclusive access to one of Calgary's premier lake communities, offering a beach, clubhouse, swimming, boating and fishing. The neighbourhood features amenities such as Crowfoot shopping centre, YMCA, restaurants, parks, playgrounds, schools and an LRT station, providing convenient access to



everything you need. Schedule a viewing today and make this exceptional property your new home!

Built in 2000

**Essential Information**

MLS® #	A2225345
Price	\$285,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	672
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1215, 950 Arbour Lake Drive Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J5B3

**Amenities**

Amenities	Park, Parking, Playground, Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

**Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating	Central
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line, Playground, Private Entrance, Storage
Construction	Composite Siding, Other

## Additional Information

Date Listed	May 29th, 2025
Days on Market	41
Zoning	(M-C1d75)
HOA Fees	231
HOA Fees Freq.	ANN

## Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.