

# \$429,888 - 401, 950 Arbour Lake Road Nw, Calgary

MLS® #A2218107

**\$429,888**

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          | \$429,888   |
| 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, Gazebo, Playground |
| Parking Spaces | 1                        |
| Parking        | Stall, Assigned, Other   |

### 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, Garden, Landscaped, 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 | 35             |

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

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | AMP Realty |
|----------------|------------|

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.