

# \$419,000 - 401, 950 Arbour Lake Road Nw, Calgary

MLS® #A2218107

**\$419,000**

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          | \$419,000   |
| 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        | Stall, Assigned, Other   |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                                 |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Electric Range, 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, Garden, Landscaped, Other, Corner Lot, Gazebo |
| Roof              | Asphalt Shingle                                          |
| Construction      | Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete, See Remarks                             |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 75             |

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

**Listing Details**

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

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