

# \$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	52

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

## **Listing Details**

Listing Office	AMP 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.