1113 950 Arbour Lake Road NW

Calgary | Active | MLS® A2352824

$299,750









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2000**	**1,069.19 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

LAKE COMMUNITY LIVING… WHERE NATURE MEETS CITY CONVENIENCE! Imagine waking up, pouring your morning coffee & stepping onto your PRIVATE COVERED PATIO, where the GENTLE sounds of birds singing in the trees welcome another BEAUTIFUL day. Beyond your patio lies a PEACEFUL NATURAL AREA where rabbits, squirrels & even the occasional MOOSE have been spotted! Just steps away, a PAVED PATHWAY invites you to explore the green space & discover BREATHTAKING MOUNTAIN VIEWS. It's hard to believe you're still in Calgary! Welcome to ARBOUR LAKE LANDING, nestled in one of Northwest Calgary's most DESIRABLE LAKE COMMUNITIES. Step inside this BEAUTIFULLY PRESENTED, SPACIOUS two-bedroom home & discover an inviting OPEN living area with ATTRACTIVE flooring, WARM neutral colours, quality HUNTER DOUGLAS BLINDS & ABUNDANT NATURAL LIGHT. The GENEROUS living room provides a COMFORTABLE place to relax or entertain, while the adjoining dining area is PERFECT for quiet dinners or memorable evenings with friends. The UPDATED KITCHEN impresses with RICH DARK CABINETRY, stylish backsplash, GENEROUS counter space, stainless steel appliances & CONVENIENT breakfast bar. The SPACIOUS PRIMARY BEDROOM offers a WONDERFUL retreat with a WALK-IN CLOSET & ensuite, while the second bedroom welcomes family or guests. And look-a SEPARATE DEN! With its GLASS-PANELLED DOOR inviting additional NATURAL LIGHT, this FLEXIBLE space is PERFECT for a HOME OFFICE, reading retreat or creative hobbies. IN-SUITE LAUNDRY adds everyday CONVENIENCE. Step outside onto your COVERED PATIO & enjoy a PEACEFUL outdoor living space overlooking landscaped grounds, with the BEAUTY OF NATURE just beyond. A CONVENIENT BBQ GAS LINE makes summer grilling effortless-just fire up the BBQ, settle in & enjoy the surroundings! Your HEATED UNDERGROUND PARKING stall is conveniently located close to the parkade entrance & ELEVATOR, with a STORAGE CAGE directly in front-perfect for seasonal tires, golf clubs & extra belongings. Residents also enjoy an ON-SITE FITNESS ROOM, welcoming SOCIAL ROOM for gatherings & beautifully maintained grounds. But the lifestyle doesn't end there! As an ARBOUR LAKE resident, enjoy access to Calgary's ONLY NORTHWEST LAKE COMMUNITY, featuring a PRIVATE LAKE with sandy beach, swimming, fishing, boating & winter skating. Just minutes away, CROWFOOT CROSSING offers EXCEPTIONAL shopping, groceries, restaurants, coffee shops, movie theatre, library, YMCA & everyday services. The nearby CROWFOOT C-TRAIN makes commuting downtown CONVENIENT, while quick access to CROWCHILD TRAIL & STONEY TRAIL connects you to Calgary, COCHRANE & the ROCKY MOUNTAINS. Whether DOWNSIZING, purchasing your FIRST HOME or seeking LESS MAINTENANCE & MORE FREEDOM, this property offers an exceptional blend of COMFORT, CONVENIENCE & NATURAL BEAUTY. All of this for only $15,735 down & $1,591.99/month (O.A.C.). Your next chapter starts HERE! Book your PRIVATE SHOWING today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352824
Bedrooms	2
Bathrooms	2

Year Built	2000
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,069.19 sq. ft.
Main Level Finished Area:	1,069.19 sq. ft.
Condo Fee:	$758.57
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Acreage:	No
Front Exposure:	Northwest
Unit Exposure:	Northwest
Floor Location:	Ground
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls, No One Below
Total Rooms Above Grade:	6
Year built:	2000 (Age: 26)
Bedrooms:	2 (Above Grd: 2)

Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0012851
Heating:	Hot Water
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Electric Gate, Guest, Heated Garage, Owned, Secured, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Electric Dryer Hookup, In Unit, Washer Hookup
HOA Fee:	$254.10
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Arbour Lake Landing
Community:	Arbour Lake

Amenities:	Elevator(s), Fitness Center, Parking, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator
Inclusions:	Under Counter Hot Water Boiler
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 12' × 11'5" ·
Main Floor	Living Room · 14'3" × 12'11" ·
Main Floor	Dining Room · 9' × 7'11" ·
Main Floor	Laundry · 2'10" × 2'10" ·
Main Floor	Bedroom - Primary · 13'2" × 11'3" ·
Main Floor	Bedroom · 14'7" × 9'11" ·
Main Floor	Den · 10'9" × 8'7" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Vinyl Windows
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1113-950-arbour-lake-road-nw-calgary-a2352824/

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