

# \$309,900 - 1312, 1010 Arbour Lake Road Nw, Calgary

MLS® #A1161195

## \$309,900

2 Bedroom, 2.00 Bathroom, 1,185 sqft  
Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Sensational views of the downtown skyline from this fantastic 2 bedroom + den condo in STONECROFT ARBOUR LAKE...top floor corner unit with 9ft ceilings & sunny floorplan, laminate floors & titled underground parking for your exclusive use. Walking distance to bus stops & just minutes to Crowfoot Centre & LRT, this bright & airy home offers the best in maintenance-free living in this prime location in Northwest Calgary's only lake community. Wonderful living/dining room with fireplace & great windows on 2 sides, with covered corner balcony with gas BBQ line & views of the downtown & playing fields of Arbour Lake School. Open concept kitchen with loads of counter & cabinet space, pantry & white Whirlpool appliances. Cozy North-facing master bedroom with large walkthru closet & ensuite with separate shower & tub. The 2nd bedroom - facing East, has a large closet & is right next to the 2nd full bath. Dedicated home office with French door also makes a great storage room, insuite laundry with space-saving Whirlpool washer/dryer plus lots of closet space as well as large separate storage locker in the parkade. The residents enjoy inviting lounges with kitchens & fireplaces, bike storage, guest suites, workshop & courtyard with ornamental fountain. Only moments away is the community lake with its year-round activities...fishing & boating, swimming, ice skating, beaches, tennis courts & playground. Fabulous home in this highly-desirable spot in



the complex, top-notch value & waiting for someone to make it their very own...could be you!

Built in 1999

### Essential Information

MLS® #	A1161195
Price	\$309,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,185
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Apartment, Low-Rise(1-4)
Status	Active
Condo Name	Stonecroft At Arbour Lake

### Community Information

Address	1312, 1010 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
Zone	Zone NW
Province	Alberta
Postal Code	T3G 4Y8

### Amenities

Amenities	Elevator(s), Guest Suite, Party Room, Recreation Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground
# of Garages	1

### Interior

Interior Features	High Ceilings, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Range Hood, Refrigerator, Washer, Window Coverings

Heating	In Floor, Natural Gas
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3
Basement	None

### **Exterior**

Exterior Features	Courtyard
Lot Description	Low Maintenance Landscape, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 15th, 2021
Days on Market	64
Condo Fee	\$606
Zoning	M-C1 d75
HOA Fees	210
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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