



DON'T GAMBLE WITH YOUR HOME.

RE/MAX JACK
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ASSOCIATE

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401, 950 Arbour Lake Road NW
Calgary, Alberta

MLS # A2218107



\$429,888

Division:	Arbour Lake		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,250 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Other, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Corner Lot, Garden, Gazebo, Landscaped, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 487
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	Open Floorplan		

Inclusions: light fixtures and window coverings

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.