

# \$445,000 - 2322, 1010 Arbour Lake Road Nw, Calgary

MLS® #A2198583

## \$445,000

2 Bedroom, 2.00 Bathroom, 980 sqft  
Residential on 0.00 Acres

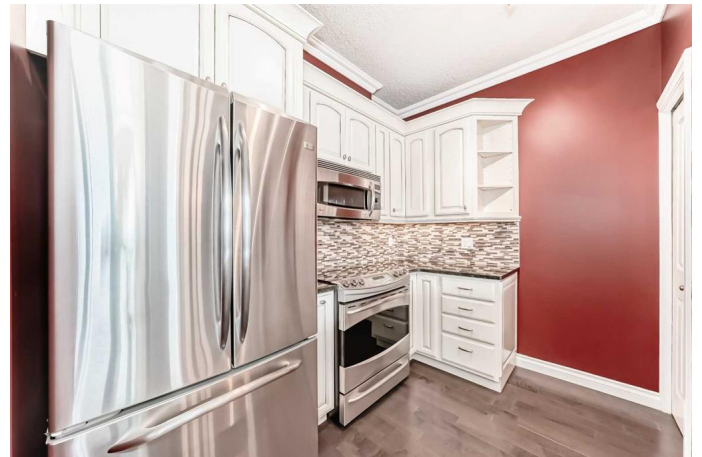
Arbour Lake, Calgary, Alberta

Located in the quiet community of Arbour Lake and boasting incredible MOUNTAIN VIEWS, welcome to this move-in-ready property in the desirable Stonecroft condo complex! With nearly 1,000 sq ft of finished living space, this TOP FLOOR unit with VAULTED CEILINGS checks all the boxes! Updates and renovations totaling over \$50,000 and include ENGINEERED HARDWOOD FLOORS, new LIGHT FIXTURES, and a CUSTOM KITCHEN with STONE COUNTERTOPS as well as updated STAINLESS STEEL APPLIANCES. The MASTER BEDROOM features a WALK-IN CLOSET and a private 3-piece bath with NEW VANITIES and fixtures. The second bedroom is equally well-appointed and in immaculate condition. Additionally, there is a den/home office that enhances this highly functional layout. The living room has a gas fireplace for those cool winter days and the space is flooded with NATURAL LIGHT from its SOUTHWEST EXPOSURE. The private deck is equipped with a BBQ HOOKUP, and is the perfect spot to enjoy your morning coffee or evening sunset. This property also includes a HEATED TITLED PARKING STALL and an EXTERNAL STORAGE LOCKER for added convenience. Quick possession available!

Built in 2001

## Essential Information

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Price	\$445,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	980
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	2322, 1010 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4Y8

### **Amenities**

Amenities	Fitness Center, Party Room, Recreation Facilities, Recreation Room, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows, Stone Counters, Recreation Facilities
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

### **Exterior**

Exterior Features	Balcony, Playground, Storage, Barbecue
Lot Description	Few Trees, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Composite Siding

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	10
Zoning	M-C1
HOA Fees	231
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	2% Realty
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