

# \$429,900 - 413, 950 Arbour Lake Road Nw, Calgary

MLS® #A2225436

**\$429,900**

4 Bedroom, 3.00 Bathroom, 1,240 sqft

Residential on 0.06 Acres

Arbour Lake, Calgary, Alberta

**\*OPEN HOUSE SATURDAY, JUNE 7th  
12:00PM-2:00PM\*** Welcome to this beautifully renovated end-unit townhome located in the highly sought-after lake community of Arbour Lake. Offering the perfect blend of modern design and functional living, this home stands out with its bright, open-concept floor plan and stylish upgrades throughout. Step inside to a spacious main level featuring a large living and dining area flooded with natural light, enhanced by recessed LED pot lighting and contemporary finishes. The heart of the home is the stunning, redesigned kitchen—equipped with upgraded stainless steel appliances including an induction cooktop, built-in convection oven, soft-close cabinetry, sleek tile backsplash, and ample counter space, making it ideal for both everyday cooking and entertaining. Upstairs, you'll find three generously sized bedrooms, including a well-appointed primary suite with a walk-in closet and private access to the updated full bathroom. Hardwood flooring runs seamlessly throughout the main floor and staircase, while the rest of the home has durable luxury vinyl plank flooring offering both elegance and low maintenance. The fully developed basement adds valuable living space, complete with a dry-core subfloor system. It includes a cozy family or media room, a fourth bedroom, and an additional bathroom—perfect for guests, teens, or a home office setup. Enjoy the lifestyle that comes with living in Calgary's only NW



lake communityâ€”swimming, fishing, paddleboarding, and moreâ€”all just minutes from your front door. Conveniently located close to schools of all levels, Crowfoot shopping, restaurants, and the C-Train station.

Built in 2002

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2225436      |
| Price          | \$429,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,240         |
| Acres          | 0.06          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 413, 950 Arbour Lake Road Nw |
| Subdivision | Arbour Lake                  |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3G 5B3                      |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Clubhouse, Park, Parking, Playground, Visitor Parking |
| Parking Spaces | 1                                                     |
| Parking        | Assigned, Stall                                       |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
|-------------------|------------------------------------------------------------------------------|

|              |                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating      | Forced Air, Other                                                                               |
| Cooling      | None                                                                                            |
| Has Basement | Yes                                                                                             |
| Basement     | Finished, Full                                                                                  |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Balcony, Dog Run, Lighting, Playground, Private Entrance   |
| Lot Description   | Corner Lot, Fruit Trees/Shrub(s), Landscaped, Level, Treed |
| Roof              | Asphalt Shingle                                            |
| Construction      | Wood Frame                                                 |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 17             |
| Zoning         | M-C1 d75       |
| HOA Fees       | 263            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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