

# \$395,000 - 1206, 1010 Arbour Lake Road Nw, Calgary

MLS® #A2237248

**\$395,000**

2 Bedroom, 2.00 Bathroom, 963 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Located in the highly sought-after community of Arbour Lake, this fantastic second-floor unit offers beautiful mountain views and a bright, open-concept layout. Featuring 2 spacious bedrooms plus a den, 2 full bathrooms, two titled underground parking stalls and included storage locker, this home is designed for both comfort and convenience. The generous dining area flows into a cozy living room with a gas fireplace, while a patio door lead to a sunny southwest-facing balcony—perfect for enjoying the view or firing up the BBQ with the built-in gas line.

The primary bedroom boasts a walk-in closet and a 3-piece ensuite, while the second bedroom is positioned on the opposite side of the unit for added privacy. The den, enclosed with French doors, makes a great office or flex space. You'll also appreciate the in-suite laundry.

This well-managed complex features an impressive entrance with a grand staircase, a guest suite for visiting family or friends, and a large amenity room complete with a full kitchen, dining area, fireplace, and plenty of seating—ideal for entertaining any size group.

Enjoy the unbeatable location just steps from parks, schools, shopping, LRT station and access to Arbour Lake's private beach! Recent updates include new laminate flooring, fresh paint, and a new washer and dryer. Arbour Lake truly has it all—from a sparkling lake stocked with rainbow trout to scenic



mountain views, peaceful parks, and a network of bike and walking paths through rolling hills. Whether you're looking to unwind or stay active, this is the perfect place to call home.

Built in 1999

### Essential Information

MLS® #	A2237248
Price	\$395,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	963
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1206, 1010 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4Y8

### Amenities

Amenities	Park, Playground, Recreation Room
Parking Spaces	2
Parking	Garage Door Opener, Titled, Underground
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Elevator, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
-------------------	--

Appliances	Dishwasher, Microwave, Microwave Hood Fan, Range, Range Hood, Washer/Dryer Stacked
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Marble
# of Stories	3

## Exterior

Exterior Features	Balcony, Courtyard, Playground
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	18
Zoning	M-C1 d75
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.