

# \$490,000 - 1409, 303 Arbour Crest Drive Nw, Calgary

MLS® #A2235316

**\$490,000**

2 Bedroom, 2.00 Bathroom, 1,218 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

This beautifully RENOVATED executive 18+ condo offers a thoughtfully designed layout and comes with a TITLED UNDERGROUND PARKING STALL and an exceptional South Views. The open floor plan features a spacious kitchen with a large island, abundant cabinetry, expansive dining area and comfortable living room. The primary bedroom is exceptionally roomy, complete with a walk-through closet and full ensuite bathroom, while the second bedroom also offers ample space. Other perks include in-suite laundry and a sunny, oversized balcony—ideal for enjoying outdoor living. The unit also includes a heated underground parking stall with attached storage and a car wash bay for additional convenience. Residents enjoy access to a party/games room, a well-equipped fitness centre, and a sauna—luxuries not often found in this price range. The meticulously landscaped grounds include a serene pond with a decorative fountain and a gazebo, perfect for relaxation. The complex fosters a welcoming atmosphere, with community seasonal events. Arbour Lake is a desirable lake community where you'll enjoy access to sandy beaches, a clubhouse, tennis courts, and more! Conveniently located to schools of all levels, shopping, public transit and quick access to major roadways.

Built in 2001

## Essential Information



MLS® #	A2235316
Price	\$490,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,218
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1409, 303 Arbour Crest Drive Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5G4

### Amenities

Amenities	Parking, Visitor Parking, Car Wash, Gazebo, Service Elevator(s)
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Range, Range Hood, See Remarks, Washer, Window Coverings
Heating	In Floor, Radiant
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Roof	Asphalt Shingle
Construction	Stucco

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	2
Zoning	M-C1 d75
HOA Fees	210
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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