

# \$425,000 - 1102, 303 Arbour Crest Drive Nw, Calgary

MLS® #A2230656

**\$425,000**

2 Bedroom, 2.00 Bathroom, 1,189 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

**\*\*C/S with time clause subject to sale of buyer's home\*\*** Welcome to a rare opportunity for elevated adult living in one of Arbour Lake's most cherished communities. This ground-floor residence offers one of the largest floor plans available in The Chateaux at Arbour Lake, a meticulously maintained 18+ complex known for its serene, park-like grounds and an exceptional sense of community.

Situated on a quiet street with beautifully manicured landscaping, a tranquil pond with fountain, and a charming gazebo, residents enjoy a lifestyle enriched by regular social gatherings, happy hours, and shared amenities designed for comfort and connection. Indulge in the well-equipped fitness centre, relax in the games room with billiards, darts and a library, or make use of the convenient car wash located right in the heated underground parkade.

Inside, this lovingly maintained two-bedroom, two-bathroom home welcomes you with fresh updates and thoughtful design. The spacious open-concept layout features laminate flooring throughout the main living area, just freshly painted, with brand-new plush carpeting in both bedrooms. The kitchen is a true centerpiece, complete with an island, stainless steel appliances, and a generous pantry – ideal for those who love to cook and entertain. Each bedroom is generously proportioned, including a primary suite with a luxurious 4-piece ensuite plus a second full bath



featuring a walk-in shower. Additional comforts include in-floor radiant heating, in-suite laundry, and ample in-unit storage.

For added convenience, this unit comes with a titled, secure, heated underground parking stall and a large private storage unit equipped with shelving. Ample visitor parking is located just steps from your door, perfect for hosting friends and family with ease.

Set in the highly sought-after community of Arbour Lake, this home also includes lake privileges and is just minutes from the LRT, major shopping, restaurants, and the amenities of Crowfoot Crossing.

An exceptional home in a community that residents rarely leave â€“ opportunities like this donâ€™t come up often.

Built in 2001

### Essential Information

MLS® #	A2230656
Price	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,189
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1102, 303 Arbour Crest Drive Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3G 5G4

### Amenities

Amenities Car Wash, Elevator(s), Fitness Center, Park, Party Room, Visitor Parking

Parking Spaces 1

Parking Heated Garage, Parkade, Titled, Underground

### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Recreation Facilities

Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating In Floor, Radiant

Cooling None

# of Stories 3

### Exterior

Exterior Features Uncovered Courtyard

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed June 13th, 2025

Days on Market 34

Zoning M-C1 d75

HOA Fees 231

HOA Fees Freq. ANN

### Listing Details

Listing Office CIR Realty

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