

\$344,900 - 412, 88 Arbour Lake Road Nw, Calgary

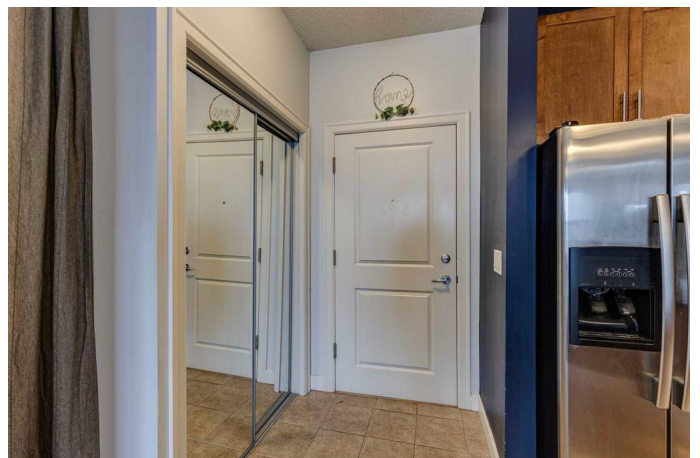
MLS® #A2107262

\$344,900

2 Bedroom, 2.00 Bathroom, 853 sqft
Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Move-in ready, 2 bedroom + a den, 2 bathroom TOP FLOOR unit with a sunny southwest balcony. Ideally located mere steps from the Crowfoot LRT Station and a variety of shops and restaurants in this charming lakeside community. Take the elevator directly to your floor, then enter to an open concept design with soaring 9'™ ceilings and seemingly endless natural light. Aspiring chefs will feel inspired in the beautiful kitchen featuring granite countertops, stainless steel appliances, a plethora of cabinets and clear sightlines, perfect for entertaining. The living room promotes relaxation in front of the stunning floor-to-ceiling gas fireplace. Overlooking a walking path the sunshine filled balcony encourages peaceful morning coffees or evenings barbequing with friends. The 2 bedrooms are ideally separated by the main living spaces giving privacy where needed. At the end of the day retreat to the calming master oasis, a walk-through closet leads to the private 3-piece ensuite making it a true owner's™ sanctuary. The second bedroom is advantageously located near the 4-piece main bathroom. Plus there is still a den for work, hobbies, guests or extra storage. In-suite laundry, 2 underground parking stalls and a separate storage locker add to your comfort and convenience. The complex's™ amenities are plentiful including a well-equipped fitness room, a party room, bike storage and underground visitor parking. Just a 5 minute drive lets you take full advantage of



the additional activities that only a lakeside community can provide with fishing, boating, swimming, ice skating and much more! This friendly neighbourhood is also home to an extensive pathway system, diverse shops and fantastic restaurants right out your door!

Built in 2008

Essential Information

MLS® #	A2107262
Price	\$344,900
Sold Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	853
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	412, 88 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0C2

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Party Room, Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Parkade, Tandem, Underground

Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 12th, 2024
Date Sold	March 8th, 2024
Days on Market	22
Zoning	M-C2
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Solutions
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