

\$399,000 - 418, 88 Arbour Lake Road Nw, Calgary

MLS® #A2137087

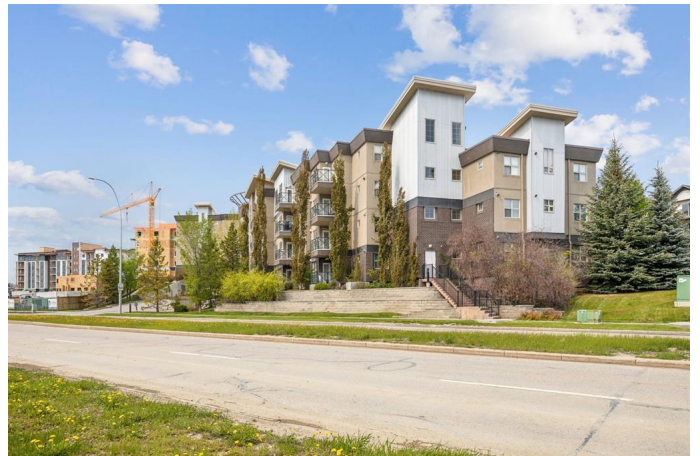
\$399,000

2 Bedroom, 2.00 Bathroom, 1,062 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Welcome to the beautiful community of Arbour Lake with so much to offer. You will love the advantages of living in a lake community. This is a bright, well-lit 2 bed, 2 bath END unit. Over 1000 sq ft of living space in an open floor plan with high ceilings. So much space and so much light. The modern kitchen features granite counters, stainless steel appliances, tile backsplash, shaker style cabinetry and breakfast bar. Separate dining area with large windows and a spacious living room with gas fireplace that leads out to your patio space. Patio has BBQ gas hook up. The cozy master suite has a large walk-through closet and a 4-piece ensuite with separate soaker tub and stand up shower. The large 2nd bedroom has a deep closet and a bright window looking over the neighbouring pathway. An additional 4-piece bath and in suite laundry complete the fabulous layout. The building features great amenities including elevators, party room, fitness room, indoor visitor parking, bicycle storage. The unit comes with an assigned underground, heated parking stall and an assigned storage locker. Walking distance to Crowfoot Centre with its many shops and restaurants and grocery stores. Close proximity to the YMCA, schools, library, playgrounds, shopping, bike paths and walkways. Walking distance to the C-Train station. Lake access gives you so much - a lovely beach, picnicing, swimming, boating, fishing, winter skating. The recreation centre provides year round opportunity to recreate



and socialize. Great value, great location!

Built in 2008

Essential Information

MLS® #	A2137087
Price	\$399,000
Sold Price	\$382,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,062
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	418, 88 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0C2

Amenities

Amenities	Beach Access, Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Assigned, Parkade

Interior

Interior Features	Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Fireplace(s)

Cooling	None
Fireplace	Yes
# of Fireplaces	11
Fireplaces	Gas
# of Stories	4

Exterior

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

Additional Information

Date Listed	May 31st, 2024
Date Sold	June 21st, 2024
Days on Market	20
Zoning	Apartment Condo
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Canyon Creek
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