

**401, 88 Arbour Lake Road NW**  
**Calgary, Alberta**

**MLS # A2221893**



**\$395,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	863 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Tandem, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 628
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

Incredible opportunity to live on the top floor of a desirable end unit with only one shared wall and assigned tandem underground parking in a secure, heated parkade. The building also offers heated visitor parking and a bicycle storage room for added convenience. Inside, the unit features soaring vaulted ceilings, in-floor heating, and newly renovated flooring, creating a warm and contemporary feel throughout. Large windows in the great room and a private deck showcase stunning mountain views, while the open-concept layout is perfect for entertaining. The kitchen is equipped with granite countertops, stainless steel appliances, rich maple cabinetry, and Hunter Douglas window coverings. There are two bedrooms—including a primary with ensuite—a second full bathroom, and a versatile flex area that works perfectly as a home office or reading nook. Located just steps from the elevator and minutes to the C-Train in a sought-after neighbourhood, this well-appointed home also includes in-suite laundry, a storage locker, and access to a fitness room and meeting space within the building. A rare top-floor gem not to be missed!