

**419, 88 Arbour Lake Road NW**  
**Calgary, Alberta**

**MLS # A2249777**



**\$364,800**

|                  |                                            |               |                   |
|------------------|--------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Arbour Lake                                |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)         |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                |               |                   |
| <b>Size:</b>     | 869 sq.ft.                                 | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 2                                          | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Gated, Parkade, Stall, 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>       | -                                                                                | <b>Condo Fee:</b> | \$ 628 |
| <b>Basement:</b>   | -                                                                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame                                                        | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                                                                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home |                   |        |

**Inclusions:** N/A

**\*SEE THE 3D TOUR\*** Welcome to this bright and modern 2 bed/2 bath condo offering comfort, convenience, and fantastic amenities in the highly sought-after community of Arbour Lake. Step inside to find an inviting open-concept layout featuring a stylish kitchen with stainless steel appliances, dark cabinetry, and granite countertops. The spacious living room is centered around a cozy fireplace and opens to a private balcony, perfect for relaxing or entertaining. The big primary suite boasts a walk-through closet, updated 3-piece ensuite with a brand-new shower door and toilet. On the other side of the unit you will find a big bedroom with a large window, allowing natural light into your room all day long. Outside of the second bedroom is the 4-piece bathroom, which also includes a newly installed toilet. An additional highlight of this unit is the in-suite laundry for added convenience. This well-maintained complex offers great amenities such as a fitness room, party/meeting room, private bike storage, and secure underground heated parking with a private access gated tandem stall and a storage unit conveniently located just in front of the tandem stall. There are many PRIVATE VISITOR PARKING SPOTS. The location is truly unbeatable as you will be just steps from Crowfoot Shopping Centre, walking distance to the LRT, and a 6 minute drive to Arbour Lake, Bowness Park, and Baker Park (10 min drive). Quick access to both Crowchild Trail and Stoney Trail makes commuting across the city a breeze. With thoughtful upgrades, private parking, and a prime location, this home perfectly balances lifestyle and value.