

2111, 928 Arbour Lake Road NW
Calgary, Alberta

MLS # A2316690



\$329,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,119 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 742
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar		

Inclusions: N/A

Rarely do corner units in Calvanna Village Arbour Lake come available, and this bright, spacious 2-bedroom, 2-bathroom home is one of the best. Flooded with natural sunlight from its large south and west-facing windows, this exceptional corner unit offers beautiful mountain views and over 1,100 sq. ft. of comfortable living space. The open-concept design features a large kitchen with ample cabinetry, plenty of counter space, and a breakfast bar overlooking the spacious living and dining areas. The bedrooms are larger than most, including a generous primary suite with a walk-through closet and private ensuite with a walk-in shower. In-floor heating provides year-round comfort, while the large in-suite laundry room offers additional storage space. Step out onto the private balcony with gas hookup and enjoy your morning coffee, evening sunsets, and views toward the mountains. This well-maintained 55+ adult living community offers outstanding amenities including an exercise room, kitchen, pool table, shuffleboard, fireplace lounge, GUEST SUITES, and elevator access. The heated underground parking stall includes a storage cage and is conveniently located near the elevator. Just a short walk to Crowfoot Crossing, shopping, restaurants, transit, and close to Bearspaw and Springbank golf courses, this is an exceptional opportunity to enjoy carefree adult living in one of Calgary's most desirable communities.