

**322, 88 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2321362



\$329,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	869 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Heated Garage, Tandem, Underground		
Lot Size:	-		
Lot Feat:	Irregular Lot, Street Lighting		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 628
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NONE

Welcome to the desirable Lake community of Arbour Lake! Fully upgraded 2 bedroom condo on 3rd floor! Features an open concept design, this apartment has fresh paint, new LVP flooring through out the living area and 2 bedrooms. Chef's inspiring kitchen has new pot lights, granite counter tops, newer stainless steel appliances and a handy central island for more counter space and entertaining. The 9ft ceiling makes living area bright and airy, with a built-in fireplace to warm up your winter nights. 2 good sized bedroom set in separate direction of the living space which shares great privacy. New quartz on vanity in main bath with a refreshed bathtub. Spacious master suite can easily fit a king size bed and a 3pcs ensuite hide behind the walk-through closet. The WEST building features great amenities including multiple elevators, a party room, an exercise room, indoor visitor parking and bicycle storage. This unit also comes with TWO assigned underground heated parking stalls (P3 #8 & #9), and a storage locker... Great value in this great location, quick possession available!