

2202, 928 Arbour Lake Road NW
Calgary, Alberta

MLS # A2346046



\$239,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	803 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 531
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

BIG PRICE ADJUSTMENT!! EXCEPTIONAL 55+ BUILDING IN ARBOUR LAKE. This condo is 2 bedroom/2 full bath and has no hassle UNDERFLOOR HEATING. The condo has been well cared for over the years and offers a quiet environment with like minded neighbors. The primary bedroom has a walk through closet space heading to the 3 piece ensuite. The second bedroom functions well as a study or TV room. The main bath is across the hall for easy convenience. Lots of kitchen cabinets and ample counter space with a pass through opening to the dining space. Relax in the living room, which is adjacent to the outside balcony with classy glass rail and good sitting space for patio furniture. The separate laundry room with additional storage is appreciated and practical. Parking is easy in stall #38 underground with additional storage at the front of the stall. Have your overnight guests stay in the \$50/night rental suites in the clubhouse and walk over for breakfast. Meet your friends at the clubhouse/recreation center for a game of pool, or host your family get together's for birthday parties etc. Enjoy the lake nearby in the summer to fish, use paddle boards or play in the sand; winter skating is fun on the cleared pathways. **NO PETS ALLOWED: GREAT VALUE!!**