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GRASSROOTS REALTY GROUP

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1301, 928 Arbour Lake Road NW Calgary, Alberta

MLS # A2356932

$344,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,045 sq.ft.	**Age:**	2004 (22 yrs old)
Beds:	2	**Baths:**	2
Garage:	Assigned, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	**Water:**	-
Floors:	Linoleum, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 700
Basement:	-	**LLD:**	-
Exterior:	Brick, Vinyl Siding, Wood Frame	**Zoning:**	M-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Welcome Home to this IMMACULATE, TOP FLOOR - WEST facing, ORIGINAL OWNER, 2 bed / 2 full bath condo with IN-FLOOR HEATING nestled in Calgary’s only NW Lake community - ARBOUR LAKE. Well positioned in a beautifully maintained, 55+ low-rise apartment complex, this single-level residence offers 1045 beautifully maintained square feet. You'll love the bright open plan and convenient laundry/storage room, but the breathtaking mountain and sunset views are the real show stopper. There are two generously sized bedrooms - the primary features a walk-thru closet with spacious three-piece ensuite. The main 4 piece bathroom is situated across from the second bedroom - also perfect as a home office or hobby space. Calvannah Village offers an array of sought after amenities including a clubhouse with library and games, fitness equipment, rentable guest suite, party room, and ample visitor parking. Beyond the condo residents enjoy privileged access to Arbour Lake’s pristine beaches and park/recreation areas. Top it all off with one heated, underground parking stall with adjacent storage for tires and extra gear! Just a short walk or drive to the vast shopping and dining amenities of Crowfoot Shopping Centre, the LRT, walking & bike paths. This beautifully cared for, one owner, top floor unit represents a rare opportunity to embrace refined, low maintenance living within a vibrant and sought after 55+ community. Don't delay - call your favourite Realtor to book your private viewing soon!

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