

\$349,900 - 415, 88 Arbour Lake Road Nw, Calgary

MLS® #A2265100

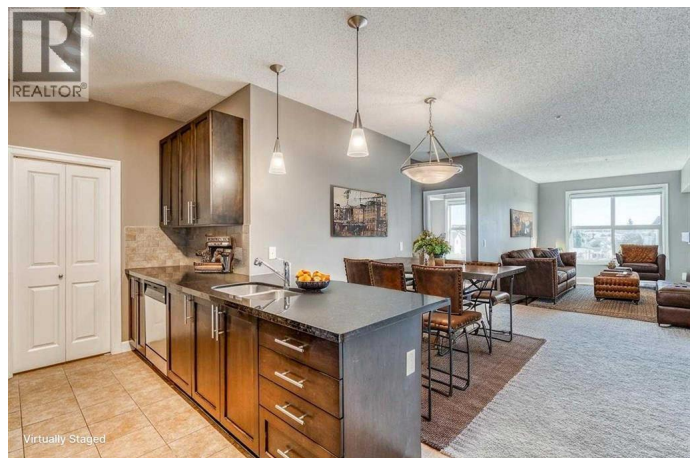
\$349,900

2 Bedroom, 2.00 Bathroom, 959 sqft

Single Family on 0.00 Acres

Arbour Lake, Calgary, Alberta

FANTASTIC VALUE \$350k for approx. 1,000SQ/FT, 2 SIDE by SIDE PARKING STALLS, walking distance to LRT and all your shopping needs Welcome to your new WELL MAINTAINED condo in the desirable lake community of Arbour Lake! This inviting 2 bedroom + DEN, 2 FULL bathrooms unit offers an OPEN-CONCEPT living area with a gas fireplace and 9ft ceilings, perfect for relaxing or hosting family & friends. Here you will enjoy the benefits of natural light that flood your oasis. The kitchen has ample dark cabinets, GRANITE countertops throughout, a breakfast bar and CONVENIENT in-suite laundry with pantry/storage space. The primary bedroom is a generous retreat, featuring a walk-through closet and a spacious 4-piece ensuite with GRANITE counter (separate shower and soaker tub). The second bedroom is perfect as a guest room with easy access to the full 3-piece bathroom. Enjoy relaxing on your COVERED BALCONY equipped with a BBQ gas line. Included are 2 HEATED underground parking stalls (SIDE BY SIDE...NOT tandem, easy access), just steps from the lobby door and an additional separate secured INDOOR storage space. The building amenities include meeting room/owner's lounge with full kitchen, large fitness room with panoramic views, indoor bike storage, covered VISITOR parking and is PET-FRIENDLY. Ideal for young professionals, couples, investors, and roommates seeking a vibrant city lifestyle. Just steps away from the trendy CROWFOOT



Shopping District with its walkable, street-level shopping & dining in the heart of Northwest Calgary. Here you will find everything at your doorstep, cafes, restaurants, groceries, entertainment as well as CROWFOOT LRT Station making this a great living experience. Your new home includes LAKE ACCESS to Arbour Lake and all its amenities such as the beach, swimming, fishing, skating and recreation centre providing year-round activities. Experience the ultimate living at the WEST in Arbour Lake or take advantage of a fantastic investment opportunity! (id:6289)

Built in 2008

Essential Information

Listing #	A2265100
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Square Footage	959
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	415, 88 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
Province	Alberta
Postal Code	T3G0C2

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby, Exercise Centre, Recreation Centre
Features	Parking
Parking Spaces	2
Parking	Garage, Heated Garage, Underground

of Garages 1

Interior

Appliances Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo

Heating Natural gas In Floor Heating

Cooling None

Fireplace Yes

of Fireplaces 1

of Stories 4

Exterior

Exterior Brick, Metal, Stucco

Listing Details

Listing Office Royal LePage Benchmark



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