

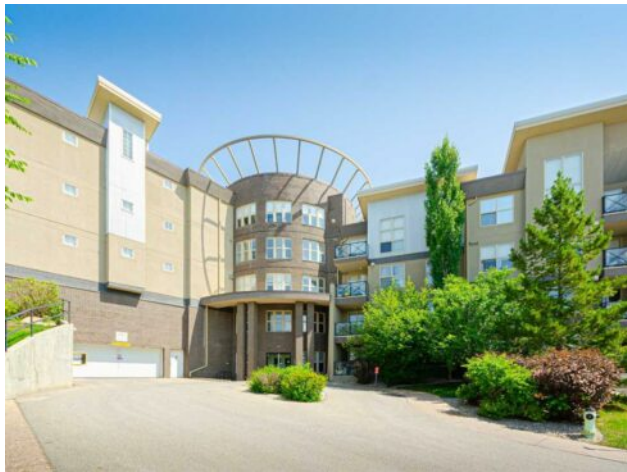


**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2233867**



**\$379,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	869 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Heated Garage, Tandem, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Irregular Lot, Street Lighting		

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

**Inclusions:** NONE

Welcome to the Lake community of Arbour Lake! Fully upgraded 2 bedroom condo on 3rd floor at The WEST! 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, don't miss this great buy!