



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1202, 928 Arbour Lake Road NW  
Calgary, Alberta

MLS # A2241591



**\$399,900**

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,037 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Hot Water	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 609
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Storage		

Inclusions: NA

Welcome to this beautiful 2-bedroom, 2-bathroom condo located on the second floor of a sought-after 55+ adult living community. With an open-concept layout and timeless finishes throughout, this home offers the perfect blend of comfort, sophistication, and functionality. Step inside and be greeted by a gorgeous fireplace—the focal point of the spacious living area—ideal for cozy evenings or hosting guests in style. The modern kitchen opens seamlessly into the living and dining space, making it perfect for entertaining. Enjoy sun-soaked southwest views from your private balcony, filling the home with natural light throughout the day. Both bedrooms are generously sized, with the primary suite featuring a well-appointed en-suite bathroom. Additional features include fully heated underground parking, in-suite laundry, and elevator access to all floors for added convenience. Residents also enjoy access to a beautifully maintained clubhouse that includes a pool table, a gym, a large full kitchen for hosting parties, and a guest suite for visiting friends or family. Don't miss the opportunity to call this elegant, move-in-ready home yours.