



**203, 88 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2251018



\$377,000

Division: Arbour Lake

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 950 sq.ft. **Age:** 2008 (18 yrs old)

Beds: 2 **Baths:** 2

Garage: Underground

Lot Size: -

Lot Feat: -

Heating: In Floor

Water: -

Floors: Carpet, Ceramic Tile

Sewer: -

Roof: -

Condo Fee: \$ 689

Basement: -

LLD: -

Exterior: Brick, Stucco, Wood Frame

Zoning: M-C2

Foundation: -

Utilities: -

Features: High Ceilings, No Animal Home, No Smoking Home

Inclusions: N/A

Super Location! Bright and spacious nice layout 2 bed+2 bath+Den condo located in prestigious community of Arbour Lake. Great location close to everything, LRT, Shopping Mall, School, Lake and YMCA. The layout was outstanding with a huge window which keep a brighten unit in whole day. The spacious living room with a cozy fireplace and opens to a private balcony which offer great view, perfect for relaxing or entertaining. Granite counter tops, stainless steel appliances, and cozy tile flooring. The master bedroom with a 4-pc ensuite and walk through closet. The second bedroom opposite the second 4-pc bath. A versatile den provides additional space for work or living. Enjoy the in-suit laundry. Lake access and building amenities are more attractive: a fitness center, meeting room, visitor parking, and bike storage! Another thing I must mentioned here is the secure assigned underground Tandem parking stall which provide two parking stalls is really a bonus to a condo unit, and an assigned storage locker really convenience. Lake community offers year-round access to the private lake for swimming, fishing, kayaking, and ice skating. Ideal for families and outdoor enthusiasts. Walking distance to Crowfoot Station, schools, parks and shopping center. Don't miss out on this incredible opportunity to own a truly remarkable property. Awesome neighbourhood!