



GRASSROOTS
REALTY GROUP

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**419, 88 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2271861



\$319,800

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	869 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Gated, Heated Garage, Stall, Tandem, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 628
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

TAKE THE 3D TOUR* *CONDO FEES WILL REMAIN THE SAME FOR 2026 Discover this bright, contemporary 2-bedroom + Den, 2-full bath condo that combines comfort, convenience, and excellent amenities in the highly desirable community of Arbour Lake. As you enter, you're greeted by an open concept floor plan with a kitchen featuring granite counters, stainless steel appliances, and rich wooden cabinetry. The generous living area includes a cozy fireplace and opens onto a private balcony. Ideal for unwinding or hosting guests. The spacious primary bedroom offers a walk-through closet and a 3-piece ensuite complete with a brand-new shower door and toilet. On the opposite side of the unit sits a large second bedroom with a big window that fills the space with natural light throughout the day. Just outside this bedroom is the 4-piece main bathroom, which also features a newly replaced toilet. Additional perks include in-unit laundry for everyday convenience. The well-cared-for building provides impressive amenities such as a fitness center, party/meeting room, a secure bike storage area, and heated underground parking with YOUR OWN GATED TANDEM STALL and a storage unit located directly in front of it. The complex also offers plenty of private visitor parking. You'll love the unbeatable location, steps from Crowfoot Shopping Centre, within walking distance to the LRT, and only a short 6-minute drive to Arbour Lake, Bowness Park, and Baker Park (10 minutes). Quick access to both Crowchild Trail and Stoney Trail ensures easy travel across the city. With thoughtful upgrades, secure parking, and a top-tier location, this home offers exceptional lifestyle and value.