



GRASSROOTS
REALTY GROUP

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**2102, 928 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2282827



\$298,892

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	799 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 541
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Walk-In Closet(s)		

Inclusions: N/A

2102, 928 Arbour Lake Road NW | Welcome To This Immaculate Suite In The Highly Desirable 55+ Active-Living Complex, Calvanna Village, Located In Arbour Lake. Rare Opportunity To Own This Two-Bedroom Spacious Open Concept Floor Plan In The Complex. This Conveniently Located Main-Floor Unit Offers Plenty Of Natural Light And An Open Floor Plan In The Dining And Living Rooms. This Unique Floor Plan In This Complex Offers A Spacious Dining And Living Room Area, With Access To Your Private Patio With A Gas Line For BBQ. Spacious Primary Bedroom With Walk-In Closet, A Well-Appointed Kitchen With All Appliances Included, A 4-Piece Bathroom, And An In-Suite Laundry Room With Extra Storage Space. Calvanna Village Amenities Include A Freestanding Clubhouse With A Banquet Room With A Full Kitchen, An Exercise/Gym Area, A Recreation Area With A Pool Table And Shuffleboard, And 2 Guest Suites Available For Family Or Guests. Also, Enjoy The Arbour Lake Community With Lake Privileges. All Are Conveniently Located Close To Crowfoot Village. Included Is A Secure, Heated Underground Titled Assigned Parking Stall & Storage Area. There Is An Opportunity To Purchase A 2nd Underground Titled Parking Stall In Building 1000. Elevators | Condo Fees of \$541.35 Include Common Area Maintenance, In-Floor Heating, Water, Sewer, Insurance, Maintenance Grounds, Parking, Professional Management, & Reserve Fund Contributions | NO PETS Allowed | Immediate Possession Available.