



**420, 88 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2161646



\$385,000

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	948 sq.ft.	Age:	2008 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Insulated, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 663
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	High Ceilings		

Inclusions: N/A

This luxurious 2-bedroom plus den condo is ideal for the professional couple with discerning tastes. Featuring soaring 9-foot ceilings, contemporary finishes, and expansive windows, the space is enhanced by a sleek gas fireplace and the comfort of in-floor heating. The kitchen boasts granite countertops, stainless steel appliances, and a convenient breakfast bar. The master bedroom includes a 4-piece ensuite and a walk-through closet. Step out onto the west-facing deck, where you can enjoy spectacular mountain views, equipped with a Phantom screen and a gas BBQ outlet. Additional amenities include in-suite laundry, heated underground parking (with covered, heated guest parking), a private storage locker, bike storage, and access to exercise and meeting rooms. Plus, it's just a quick walk to shopping, theaters, and dining at Crowfoot Crossing, as well as easy access to LRT and public transit. This condo truly embodies the perfect picture of HOME.