



**1313, 928 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2180404



\$395,000

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,012 sq.ft.	Age:	2003 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, In Floor	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 590
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: none

This exceptional 2 bedroom condo, in Calvannah Village of Arbour Lake, can now be yours. A fabulous 55+ adult active living complex with an amenities building for your entertainment. The bedrooms are larger than most with the primary bedroom boasting a "walk through" closet and walk in shower. Rich, durable "walnut" style Vinyl Plank flooring sweeps throughout the unit. The walls are free of large baseboard heaters, because this complex has "IN FLOOR" heating for your comfort. Upgraded baseboards, 6 appliances that are just over 1 year young, as are the window coverings. \$6,000 worth of roll out drawers under both bathroom vanities and under the kitchen sink for ease in storing & retrieving items. Large laundry room and storage room as well. Gorgeous Oak cabinetry in this spacious kitchen. Enjoy many evenings on your balcony, facing the mountains to the west. Park in the warm & secure parkade, which offers a 3 ft x 8 ft storage cage as well. The elevator is close to both the suite & the parking stall. Many memories to be made in this 1,012 sq ft + 2 bedroom, 2 bath , 3rd floor beauty. Lightning quick possession if needed. Take a stroll over to the amenities building that is equipped with exercise equipment, a kitchen, pool table, shuffleboard, a cosy fireplace and more. Anyone with mobility issues can utilize the elevator in the amenities building. Visitors coming? Book one of the 2 Guest suites. Fabulously upgraded (approx \$30,000 worth) & a comfortable size. Make this gem yours and be in to celebrate Christmas .