



**1108, 928 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2186052



\$349,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	816 sq.ft.	Age:	2004 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 476
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Love Seat, others are available for sale

Welcome to Calvanna Village in Arbour Lake! This exceptional 55+ adult building, with a no-pet policy, offers a luxurious and carefree lifestyle. This bright and spacious main floor 1-bedroom, 1-bathroom unit features in-floor heating, large windows, and a private balcony with a gas line for your BBQ. The kitchen boasts oak cabinetry and a stylish tile backsplash, while the open living and dining areas provide the perfect space for entertaining. The dining area could also be converted into a den or second bedroom. The large master bedroom includes a walk-in closet, and the in-suite laundry is conveniently located in the storage room. Recent upgrades include new vinyl flooring and fresh paint. This home has only had two owners and has been meticulously maintained. Included with the unit is a secure, heated underground parking stall (#23) with a storage locker. Residents enjoy fantastic building amenities such as a welcoming foyer, a clubhouse with a banquet room, guest suites, an exercise room, a fireplace, a library, and a games room. As part of the Arbour Lake community, you'll also enjoy lake privileges and the convenience of nearby shopping at Crowfoot Plaza. This property truly has it all! Don't miss out—schedule your viewing today.