



**218, 88 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2195893



\$345,000

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,039 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 751
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: n/a

Welcome to a stunning 1,039 sq. ft. corner unit in the highly sought-after Arbour Lake community. This 2-bedroom, 2-bathroom condo offers an open-concept layout with a feature fireplace, and a chef-inspired kitchen complete with granite countertops, newer stainless steel appliances, and high-quality cabinetry. The primary suite boasts a walk-in closet and private ensuite, while the second bedroom is perfect for guests or a home office. Enjoy a private patio backing onto a peaceful green space with mature trees and a fenced area. Additional perks include two side-by-side underground parking stalls and a storage unit. Residents enjoy exclusive access to Arbour Lake, a fitness studio and party room, plus nearby parks, playgrounds, and walking trails. Conveniently located near Crowfoot Crossing for shopping and dining, top-rated schools, the Crowfoot LRT, and major roadways like Crowchild and Stoney Trail, this condo offers the perfect blend of urban convenience and outdoor recreation. Book your private showing today!