



**1306, 928 Arbour Lake Road NW  
Calgary, Alberta**

**MLS # A2197811**



**\$329,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	823 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 476
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, No Animal Home, No Smoking Home		

**Inclusions:** 2 shelving units with bench

Calvanna Village is a highly desirable 55+ active living community, and this top-floor, one-owner home has been meticulously maintained. Conveniently located near the elevator, both the unit and its underground parking stall offer easy access. As you enter, the spacious laundry room to your left provides ample storage. To the right, the open-concept kitchen flows seamlessly into the living and dining areas, creating a bright and inviting space. The east-facing balcony fills the home with natural light, offering a perfect spot to enjoy your morning coffee while taking in views of the rooftops and the foothills of COP to the south. The second bedroom is situated off the living area, while further down the hall, you'll find the main four-piece bathroom and the generously sized primary bedroom with an oversized walk-in closet. Thanks to in-floor heating, there are no obstructions to furniture placement, allowing for a flexible and comfortable layout. Just across the parking lot, the accessible community building serves as a social hub, hosting a variety of gatherings. The lower level features a well-equipped gym, a large TV area, a library, a shuffleboard table, and a pool table. Two guest suites are also available for visiting family and friends.