



GRASSROOTS
REALTY GROUP

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**1314, 928 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2210677



\$369,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	888 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 533
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Two key sets; One parkade remote control; Portable kitchen cart.

Welcome to this wonderful property in Calvanna Village. Calvanna Village is +55 and has a no pets, no smoking policy. This two bedroom, two bathroom top floor unit faces west with a wonderful mountain view. This sparkling clean home has upgraded LVP flooring in the living/dining room. The in-floor heat means that there are no baseboard registers to get in your way. This is a very efficient use of space! The open kitchen is functional and bright. Enjoy entertaining in the living/dining area with a wonderful balcony. The balcony is a perfect place for the morning coffee with views all the way to the mountains! The in-suite laundry room has lots of storage space and newer stacked washer/dryer. Calvanna Village has a wonderful, stand alone, clubhouse: containing a Banquet Room with a full kitchen; a gym/fitness room; and a lounge area with TV, games, library, pool table and shuffle board. If you have guests over and they need a place to stay there are two guest suites. Check it out! The secure, underground parking is perfect for keeping your vehicle warm and dry! Calvanna Village is situated in the heart of Arbour Lake, with its own amenities, just waiting for you. It is also close to the Crowfoot LRT station and all that Crowfoot Crossing has to offer! This is a great property… make it your home!