

203, 88 Arbour Lake Road NW  
Calgary, Alberta

MLS # A2295878



**\$329,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	950 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Tandem, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 689
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Superb location! Bright and spacious 2 bed + 2 bath + den condo located in the prestigious lake community of Arbour Lake. This beautifully laid-out unit features large windows that flood the space with natural light all day, a spacious living room with a cozy fireplace, and access to a private balcony with a great view—perfect for relaxing or entertaining. The kitchen offers granite countertops, stainless steel appliances, and tile flooring, while the primary bedroom includes a walk-through closet and a 4-piece ensuite, with the second bedroom conveniently located across from another 4-piece bath. A versatile den provides ideal space for a home office, plus in-suite laundry for added convenience. Enjoy lake access and excellent building amenities including a fitness center, meeting room, visitor parking, and bike storage, along with a secure assigned underground tandem parking stall (2 parking spaces) and an assigned storage locker. Walking distance to Crowfoot Station, schools, parks, shopping, and the YMCA, with year-round lake activities such as swimming, kayaking, fishing, and ice skating—an incredible opportunity in an awesome neighbourhood! Come to the Open Houses Saturday and Sunday from 1:00-3:00 pm March 28 and March 29 at 88 Arbour Lake Road NW # 203