

**415, 88 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2265100



\$349,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	959 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Side By Side, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas
Floors:	Carpet, Ceramic Tile
Roof:	Membrane
Basement:	-
Exterior:	Brick, Metal Siding , Stucco
Foundation:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan

Water:	Public
Sewer:	Public Sewer
Condo Fee:	\$ 695
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: TV wall mount, Window Coverings

FANTASTIC VALUE \$350k for approx. 1,000SQ/FT, 2 SIDE by SIDE PARKING STALLS, walking distance to LRT and all your shopping needs Welcome to your new WELL MAINTAINED condo in the desirable lake community of Arbour Lake! This inviting 2 bedroom + DEN, 2 FULL bathrooms unit offers an OPEN-CONCEPT living area with a gas fireplace and 9ft ceilings, perfect for relaxing or hosting family & friends. Here you will enjoy the benefits of natural light that flood your oasis. The kitchen has ample dark cabinets, GRANITE countertops throughout, a breakfast bar and CONVENIENT in-suite laundry with pantry/storage space. The primary bedroom is a generous retreat, featuring a walk-through closet and a spacious 4-piece ensuite with GRANITE counter (separate shower and soaker tub). The second bedroom is perfect as a guest room with easy access to the a full 3-piece bathroom. Enjoy relaxing on your COVERED BALCONY equipped with a BBQ gas line. Included are 2 HEATED underground parking stalls (SIDE BY SIDE...NOT tandem, easy access), just steps from the lobby door and an additional separate secured INDOOR storage space. The building amenities include meeting room/owner's lounge with full kitchen, large fitness room with panoramic views, indoor bike storage, covered VISITOR parking and is PET-FRIENDLY. Ideal for young professionals, couples, investors, and roommates seeking a vibrant city lifestyle. Just steps away from the trendy CROWFOOT Shopping District with its walkable, street-level shopping & dining in the heart of Northwest Calgary. Here you will find everything at your doorstep, cafes, restaurants, groceries, entertainment as well as CROWFOOT LRT Station making this a great living experience. Your new home includes LAKE ACCESS to Arbour Lake and all its amenities such as the beach, swimming,

fishing, skating and recreation centre providing year-round activities. Experience the ultimate living at the WEST in Arbour Lake or take advantage of a fantastic investment opportunity!