

# \$369,000 - 315, 88 Arbour Lake Road Nw, Calgary

MLS® #A2203107

**\$369,000**

2 Bedroom, 2.00 Bathroom, 954 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Welcome to the renowned Lake Community! This stunning third-floor unit comes with TWO DEDICATED PARKING SPACES, features an upgraded AIR CONDITIONING system and BRAND NEW zebra window shades! The open-concept kitchen includes granite countertops, stainless steel appliances, and a spacious island. The primary bedroom is generously sized and includes a walk-through closet with built-ins and a four-piece ENSUITE bathroom. There is also another good-sized bedroom and a den, plus an additional four-piece bathroom. The unit also offers IN-SUITE LAUNDRY. As one of the larger units, it has a highly functional layout. Take advantage of great building amenities such as the party room and the gym! Enjoy the convenience of just a five-minute walk from the C-train, shopping mall and more! Enjoy summer days with family and friends at Arbour Lake and also take advantage of winter skating activities! Do not hesitate to book a showing today!

Built in 2008

## Essential Information

MLS® #	A2203107
Price	\$369,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	954
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	315, 88 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G0C2

### **Amenities**

Amenities	Beach Access, Clubhouse, Elevator(s), Fitness Center, Secured Parking, Storage
Parking Spaces	2
Parking	Underground

### **Interior**

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner
Heating	In Floor
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	17
Zoning	M-C2
HOA Fees	210
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office          Homecare Realty Ltd.

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