

928 ARBOUR LAKE Road #1203, Calgary T3G 5T2

MLS®#: **A2154144** Area: **Arbour Lake** Listing Date: **07/31/24** List Price: **\$399,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2003**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
 Abv Sqft: **1,158**
 Low Sqft:
 Ttl Sqft: **1,158**

Assigned,Heated Garage,Parkade,Underground

DOM

49
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt**
 Heating: **Boiler,In Floor,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recreation Facilities,Storage,Vinyl Windows,Wired for Data**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	18`3" x 15`6"	Living Room	Main	16`9" x 15`8"
Dining Room	Main	6`0" x 6`0"	Bedroom - Primary	Main	13`4" x 12`0"
3pc Ensuite bath	Main	7`2" x 5`7"	Bedroom	Main	12`6" x 11`0"
4pc Bathroom	Main	8`6" x 8`4"	Laundry	Main	7`0" x 5`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$622

Fee Simple

M-C1 d75

Fee Freq:

Monthly

Legal Desc: **0313111**

Remarks

Pub Rmks: **Step into this enchanting 1158 sqft second-floor corner unit, where warmth radiates from the underfloor heating and sunlight dances through the panoramic windows. The kitchen, a culinary haven with plentiful cabinetry, expansive countertops, and a charming breakfast bar, flows seamlessly into a separate dining room. Picture-perfect views await from the spacious living room, leading to a delightful west-facing balcony overlooking the serene grounds and majestic mountains. The regal master suite boasts a walk-thru closet to a 3pc ensuite, while the versatile second bedroom/den treats you to breathtaking mountain vistas. With underground parking, a generous storage space, and access to a clubhouse offering a cozy fireplace lounge, two guest suites, and other desirable amenities, this exceptional retreat in the #1000 building beckons you to embrace the art of gracious retirement living. You are close to (but out of earshot) Crowchild, Stoney; and steps to a bus stop, LRT, and Crowfoot Crossing Mall. Membership to the Arbour Lake Resident Association adds an exclusive touch, providing access to the tranquil lake. You do not want to miss this one. Call today to view!**

Inclusions: **None**

Property Listed By: **Optimum Realty Group**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123