

**928 ARBOUR LAKE Road #2103, Calgary T3G 5T2**

MLS®#: **A2160398** Area: **Arbour Lake** Listing Date: **08/26/24** List Price: **\$399,900**  
 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:

Finished Floor Area

Abv Sqft: **902**  
 Low Sqft:  
 Ttl Sqft: **902**

DOM

**24**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat:  
 Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:  
 Heating: **In Floor**  
 Sewer:  
 Ext Feat: **None**

Construction: **Brick,Vinyl Siding,Wood Frame**  
 Flooring: **Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recreation Facilities,See Remarks,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`10" x 10`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`10" x 8`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`9" x 8`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`4" x 10`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>15`10" x 8`11"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>6`10" x 4`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 4`11"</b>	<b>Laundry</b>	<b>Main</b>	<b>7`10" x 4`9"</b>

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$494

Fee Simple

M-C1 d75

Fee Freq:

Monthly

Legal Desc: 0412823

Remarks

Pub Rmks: **Stunning Fully Renovated 2 Bedroom, 2 Bathroom Condo in Arbour Lake's Premier +55 Adult Living Complex This exceptional condo has been completely transformed with top-of-the-line updates and attention to detail. Everything in this home is brand new, including the beautiful wide plank vinyl oak flooring, high-end sleek stainless steel appliances, washer and dryer, window coverings, modern lighting and ceiling fans, new cabinetry, Corian countertops, custom closets, Moen faucets and finishings, and a refinished bathtub. The entire unit has been freshly painted, featuring 4" baseboards and 3" trim, ensuring a modern and polished look throughout. Book your showing today! The spacious layout includes two large bedrooms, with the primary suite offering a walk-in closet and a convenient 3-piece ensuite bathroom. As a resident, you'll have access to a wealth of amenities, including a clubhouse with a fitness centre, a lounge area with TV and games, a banquet room with a full kitchen, and a guest suite available for rental. The property also includes an underground parking stall and a storage locker for added convenience. This condo is perfectly situated within walking distance to amenities, schools, parks, pathways, and the serene waters of Arbour Lake. Don't miss out on this incredible opportunity to live in a beautifully renovated home in one of Arbour Lake's most sought-after adult living communities! Some of the rooms are virtually staged.**

Inclusions: N/A  
Property Listed By: CIR Realty

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













