



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**88 ARBOUR LAKE Road #201, Calgary T3G 0C2**

MLS®#: **A2160991**      Area: **Arbour Lake**      Listing Date: **08/27/24**      List Price: **\$349,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 12-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2008**

Finished Floor Area  
 Abv Sqft: **862**  
 Low Sqft:  
 Ttl Sqft: **862**

DOM

**22**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

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

Utilities and Features

Roof: **Flat,Membrane,Metal**  
 Heating: **In Floor,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Concrete,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Granite Counters,Kitchen Island,Soaking Tub,Storage,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`9" x 4`8"	Den	Main	7`8" x 8`0"
Kitchen	Main	9`5" x 9`11"	Bedroom - Primary	Main	15`4" x 9`11"
Walk-In Closet	Main	6`3" x 5`0"	3pc Ensuite bath	Main	9`11" x 4`10"
Dining Room	Main	10`7" x 10`7"	Bedroom	Main	10`0" x 7`9"
Balcony	Main	7`9" x 6`9"	4pc Bathroom	Main	8`1" x 4`11"
Laundry	Main	4`1" x 2`4"			

Legal/Tax/Financial

Condo Fee:  
**\$604**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C2**

Legal Desc: **0813448**

Remarks

Pub Rmks: **The price was adjusted by \$10,000 for a quick sale. This is \$5k under today's market value. Welcome to this bright and spacious 2-bedroom plus den condo. It is located on the mountain view side of this terrific building. Features include granite counters, stainless steel appliances, 9-foot ceilings, gas fireplace, in-suite laundry, 2 full bathrooms, freshly painted, new washer and dryer, underground parking, and much more. Also features a fabulous mountain view, walking distance to the Crowfoot LRT and all the Crowfoot shops and restaurants. Access to Arbour Lake community association that includes tennis courts, beach, lake, skating in the winter, and playground.**

Inclusions: **None**  
Property Listed By: **Real Estate Professionals Inc.**

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









