



THE A-TEAM

RE/MAX FIRST

88 ARBOUR LAKE Road #315, Calgary T3G0C2

MLS@#: A2163399 Area: Arbour Lake Listing: 09/05/24 List Price: \$364,900
Status: Active County: Calgary Change: -\$4k, 01-Oct Association: Fort McMurray



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: Underground

Finished Floor Area

Abv Sqft: 953
Low Sqft:
Ttl Sqft: 953

DOM

76
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Apartment

Parking

Ttl Park: 2
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: In Floor
Sewer:
Ext Feat: Balcony

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

Kitchen Appl: Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer,Window Coverings
Int Feat: Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Dining Room, Bedroom, 4pc Ensuite bath, Kitchen, Bedroom - Primary, Den, and 4pc Bathroom.

Legal/Tax/Financial

Condo Fee: \$663 Title: Fee Simple Zoning: M-C2

Legal Desc:

0811706

Fee Freq:  
Monthly

Remarks

Pub Rmks:

**Welcome to the renowned Lake Community! This stunning third-floor unit comes with TWO DEDICATED PARKING SPACES and features an upgraded AIR CONDITIONING system. 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!**

Inclusions:

Fobs

Property Listed By:

Homecare Realty Ltd.

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





