



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**88 ARBOUR LAKE Road #315, Calgary T3G0C2**

MLS®#: **A2163399**      Area: **Arbour Lake**      Listing Date: **09/05/24**      List Price: **\$362,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$3k, 07-Dec**      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

**107**  
Layout  
 Beds: **2 ( 2 )**  
 Baths: **2.0 ( 2 0 )**  
 Style: **Apartment**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Stucco,Wood Frame**  
 Heating: **In Floor**      Flooring: **Carpet,Ceramic Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      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

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`8" x 10`5"	Kitchen	Main	20`4" x 8`6"
Dining Room	Main	13`9" x 12`5"	Bedroom - Primary	Main	14`9" x 10`2"
Bedroom	Main	13`9" x 7`10"	Den	Main	7`10" x 7`6"
4pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$689**      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**





