



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: **\$369,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      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

**13**  
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

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

Fee Freq:  
**Monthly**

Legal Desc: **0811706**

Remarks

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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.**

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