



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:

Finished Floor Area

Abv Sqft: **953**
 Low Sqft:
 Ttl Sqft: **953**

DOM

139
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

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





