



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**928 ARBOUR LAKE Road #1313, Calgary T3G 5T2**

MLS®#: **A2180404**      Area: **Arbour Lake**      Listing **11/21/24**      List Price: **\$387,500**  
 Status: **Active**      County: **Calgary**      Change: **-\$2k, 20-Jan**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2003**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,012**  
 Low Sqft:  
 Ttl Sqft: **1,012**

DOM

**62**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Boiler,In Floor**      Flooring: **Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony,Other,Storage**      Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,Storage,Vinyl Windows**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>70`6" x 39`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>55`6" x 37`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>47`7" x 32`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>39`4" x 26`3"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Storage</b>	<b>Main</b>	<b>13`1" x 26`3"</b>	<b>Laundry</b>	<b>Main</b>	<b>26`3" x 19`8"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>17`3" x 13`8"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$590

Fee Simple  
Fee Freq:  
Monthly

M-C1

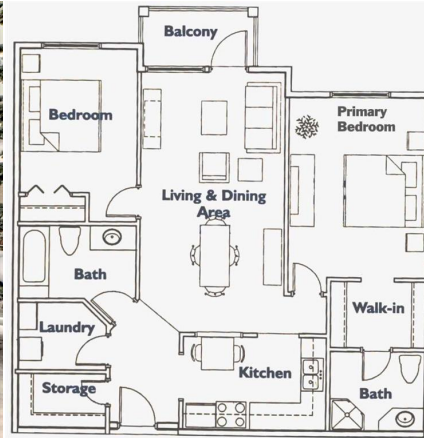
Legal Desc: 0313111

Remarks

Pub Rmks: **This exceptional 2 bedroom condo, in Calvanna Village of Arbour Lake, can now be yours. Boasting \$30,000+ in very recent upgrades that won't disappoint. A fabulous 55+ adult active living complex with an amenities building for your entertainment. The bedrooms in this suite are larger than most with the primary bedroom boasting a "walk through" closet and walk in shower. Rich, durable "walnut" style Luxury Vinyl Plank flooring sweeps throughout the unit. NO CARPET in this unit. Vinyl plank is better for anyone with allergies & it cleans better. The walls are free of large baseboard heaters, because this complex has "IN FLOOR" heating for your comfort. Upgraded baseboards, 6 appliances that are just over 1 year young, as are the window coverings. \$6,000 worth of roll out drawers under both bathroom vanities and under the kitchen sink for ease in storing & retrieving items. Large laundry room and storage room as well. Oak cabinetry adorns this spacious kitchen. Enjoy many evenings on your balcony, facing the mountains to the west. Park in the warm & secure parkade, which offers a 3 ft x 8 ft storage cage as well. The elevator is close to both the suite & the parking stall. Many memories to be made in this 1,012 sq ft + 2 bedroom, 2 bath , Top floor beauty. Lightning quick possession if needed. Take a stroll over to the amenities building that is equipped with exercise equipment, a kitchen, pool table, shuffleboard, a cosy fireplace and more. Anyone with mobility issues can utilize the elevator in the amenities building. Visitors coming? Book one of the 2 Guest suites. Fabulously upgraded ( approx \$30,000 worth ) & a comfortable size. Make this gem yours**

Inclusions: none  
Property Listed By: TREC The Real Estate Company

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









**SIMCO**  
MANAGEMENT  
CALGARY, INC.

403.234.0166  
403.234.0172  
simco.ca

November 29<sup>th</sup>, 2024

To Whom It May Concern,

928 Cokema Village Arbour Lake NW

**STRUCTURAL DEFICIENCIES**  
No structural deficiencies were identified during the inspection of the unit. To the best of our knowledge and belief, there are no structural deficiencies as defined by Alberta law (where applicable).

**UNIT FACTOR BASIS**  
The basis for determining the unit factor is the anticipated unit maintenance costs as noted on the Condominium Plan.

**RESERVE FUND AMOUNT**  
The estimated reserve fund amount as of September 30, 2024, is \$1,417,486.38.

**SPECIAL ASSESSMENT & SPECIAL RESOLUTION**  
As of November 29<sup>th</sup>, 2024, no special assessment has been levied and no special resolution or ordinary resolution has been circulated.

**OWNER OCCUPANCY**  
To the best of our knowledge and belief 72 of the 82 units are owner occupied.

**OTHER DETAILS**  
To the best of our knowledge and belief no actions have been commenced against the Corporation; there is no unresolved judgment or outstanding order against the Corporation; there is no written demand upon the Corporation or payment of any amount in excess of \$5000; To the best of our knowledge, there are no recreational agreements, lease agreements or other agreements in place.

**POST TENSION CABLES**  
To the best of our knowledge and belief, there are no post tension cables located anywhere on or within the property.

2428 - 91 Avenue SE, Calgary, AB, T2C 5H1 ADDRESS



