

928 ARBOUR LAKE Road #1313, Calgary T3G 5T2

Sewer:

Ext Feat:

Utilities:

MLS®#: A2180404 Arbour Lake Listing 11/21/24 List Price: \$392,500 Area:

Status: Active County: Calgary Change: -\$3k, 09-Dec Association: Fort McMurray

Date:

General Information

Residential Prop Type: Sub Type: **Apartment**

City/Town: Calgary Finished Floor Area 2003 Year Built: Abv Saft:

Lot Information Low Sqft:

Lot Sz Ar: Ttl Sqft: 1,012 Lot Shape:

1,012

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

2 (2)

1

2.0 (2 0)

Low-Rise(1-4)

30

Access: Lot Feat:

Park Feat: Parkade, Underground

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Boiler, In Floor **Vinyl Siding, Wood Frame** Heating:

> Flooring: Balcony, Other, Storage Vinyl Plank

> > Water Source: 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

Room Information

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

Legal/Tax/Financial

Condo Fee: Title: Zoning: Fee Freq: **Monthly**

Legal Desc: **0313111**

Remarks

Pub Rmks:

This exceptional 2 bedroom condo, in Calvannah Village of Arbour Lake, can now be yours. A fabulous 55+ adult active living complex with an amenities building for your entertainment. The bedrooms are larger then most with the primary bedroom boasting a "walk through" closet and walk in shower. Rich, durable "walnut" style Vinyl Plank flooring sweeps throughout the unit. 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. Gorgeous Oak cabinetry in 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 , 3rd 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 and be in to celebrate Christmas.

Inclusions: no

Property Listed By: TREC The Real Estate Company

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

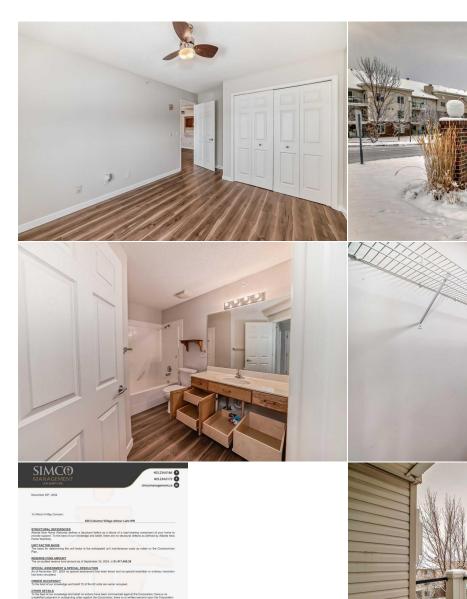
























unstalfied judgment or outdanking order against the Corporation; there is no written demand upon the Corporatio or purpret of any amount in screen of 50000. To the best of our knowledge, there are no recreational agreement lease agreement in place. Exclusive Use Privacy Area to the potio area immediately adjacent to this Unit to which he has sole access.

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

2478 – 91 Avenue SE, Calgary, AB, T2C SH3

