



THE
A-TEAM

**RE/MAX
FIRST**

928 ARBOUR LAKE Road #1108, Calgary T3G5T2

MLS® #: **A2186052**

Area: **Arbour Lake**

Listing Date: **01/09/25**

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2004**

Finished Floor Area

Abv Sqft: **816**

Low Sqft:

Ttl Sqft: **816**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

23

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Assigned,Heated Garage,Parkade,Stall,Underground

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor**

Sewer:

Ext Feat: **Balcony**

Construction:

Brick,Vinyl Siding

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings

Int Feat:

Ceiling Fan(s),No Animal Home,No Smoking Home,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`0" x 10`4"
Living Room	Main	10`6" x 13`7"
3pc Bathroom	Main	8`3" x 4`11"
Walk-In Closet	Main	7`2" x 6`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	8`5" x 12`3"
Bedroom - Primary	Main	17`1" x 11`0"
Laundry	Main	5`0" x 8`5"

Legal/Tax/Financial

Condo Fee:
\$476

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0313111**

Remarks

Pub Rmks: **Welcome to Calvanna Village in Arbour Lake! This exceptional 55+ adult building, with a no-pet policy, offers a luxurious and carefree lifestyle. This bright and spacious main floor 1-bedroom, 1-bathroom unit features in-floor heating, large windows, and a private balcony with a gas line for your BBQ. The kitchen boasts oak cabinetry and a stylish tile backsplash, while the open living and dining areas provide the perfect space for entertaining. The dining area could also be converted into a den or second bedroom. The large master bedroom includes a walk-in closet, and the in-suite laundry is conveniently located in the storage room. Recent upgrades include new vinyl flooring and fresh paint. This home has only had two owners and has been meticulously maintained. Included with the unit is a secure, heated underground parking stall (#23) with a storage locker. Residents enjoy fantastic building amenities such as a welcoming foyer, a clubhouse with a banquet room, guest suites, an exercise room, a fireplace, a library, and a games room. As part of the Arbour Lake community, you'll also enjoy lake privileges and the convenience of nearby shopping at Crowfoot Plaza. This property truly has it all! Don't miss out—schedule your viewing today.**

Inclusions:
Property Listed By: **Love Seat, others are available for sale
First Place Realty**

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











