



THE
A-TEAM

**RE/MAX
FIRST**

88 ARBOUR LAKE Road #520, Calgary T3G 0C2

MLS® #: **A2187569** Area: **Arbour Lake** Listing Date: **01/15/25** List Price: **\$399,900**
 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:

Assigned,Heated Garage,Parkade,Secured,Stall,Underground

Finished Floor Area

Abv Sqft: **950**
 Low Sqft:
 Ttl Sqft: **950**

DOM

17

Layout

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

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony,Private Entrance**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,High Ceilings,Open Floorplan,Pantry,Soaking Tub,Track Lighting,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	36`1" x 29`6"	Dining Room	Main	36`1" x 27`1"
Living Room	Main	49`9" x 48`8"	Foyer	Main	24`7" x 16`2"
Laundry	Main	23`6" x 9`7"	Den	Main	23`3" x 20`6"
Bedroom - Primary	Main	44`3" x 32`3"	Bedroom	Main	38`3" x 28`2"
4pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$689

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 0811706

Remarks

Pub Rmks: **Spacious top floor 2 bedroom, 2 full bath plus den unit with soaring ceilings that also includes 2 assigned parking stalls. The open and airy floor plan presents a spacious living room with vaulted ceiling and cozy feature fireplace. The kitchen is tastefully finished with granite counter tops, eating bar, plenty of storage (including pantry), stainless steel appliances and a casual dining area. The primary bedroom includes a walk-thru closet to a private 4 piece ensuite with a relaxing soaker tub and separate shower. A second spacious bedroom and 4 piece bathroom are perfect for guests. Enjoy the bright den/office which is ideal for a home office set-up. Other notable features include in-suite laundry, a west facing balcony (with BBQ gas line), 2 assigned side-by-side parking stalls in the heated parkade, and an assigned storage locker. Building amenities feature a party/recreation room, fitness centre, bike storage and plenty of visitor parking in the secure underground parkade. Enjoy swimming and skating at the Northwest's only lake community with exclusive access to year-round activities. This location can't be beat - steps from shopping & restaurants at Crowfoot Crossing, schools, public transit (including Crowfoot LRT station) and easy access to Crowchild & Stoney Trails.**

Inclusions: **TV mount in living room.**

Property Listed By: **RE/MAX First**

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









