



THE
A-TEAM

**RE/MAX
FIRST**

928 ARBOUR LAKE Road #1306, Calgary T3G 5T2

MLS® #: **A2197811**

Area: **Arbour Lake**

Listing Date: **02/27/25**

List Price: **\$329,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 26-Mar**

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: **823**
Low Sqft:
Ttl Sqft: **823**

DOM

55

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Underground

Utilities and Features

Roof:

Heating: **In Floor**

Sewer:

Ext Feat: **Balcony**

Construction:

Brick,Vinyl Siding,Wood Frame

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings

Int Feat:

Bookcases,No Animal Home,No Smoking Home

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	55`6" x 36`11"	Bedroom	Main	40`2" x 27`8"
Living Room	Main	30`11" x 43`3"	Dining Room	Main	21`4" x 38`0"
Foyer	Main	30`4" x 18`7"	Kitchen	Main	26`3" x 33`11"
Laundry	Main	16`8" x 43`3"	4pc Bathroom	Main	16`2" x 27`1"
Walk-In Closet	Main	22`8" x 23`9"			

Legal/Tax/Financial

Condo Fee:

\$476

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

M-C1

Legal Desc:

0313111

Remarks

Pub Rmks:

Calvanna Village is a highly desirable 55+ active living community, and this top-floor, one-owner home has been meticulously maintained. Conveniently located near the elevator, both the unit and its underground parking stall offer easy access. As you enter, the spacious laundry room to your left provides ample storage. To the right, the open-concept kitchen flows seamlessly into the living and dining areas, creating a bright and inviting space. The east-facing balcony fills the home with natural light, offering a perfect spot to enjoy your morning coffee while taking in views of the rooftops and the foothills of COP to the south. The second bedroom is situated off the living area, while further down the hall, you'll find the main four-piece bathroom and the generously sized primary bedroom with an oversized walk-in closet. Thanks to in-floor heating, there are no obstructions to furniture placement, allowing for a flexible and comfortable layout. Just across the parking lot, the accessible community building serves as a social hub, hosting a variety of gatherings. The lower level features a well-equipped gym, a large TV area, a library, a shuffleboard table, and a pool table. Two guest suites are also available for visiting family and friends.

Inclusions:

2 shelving units with bench

Property Listed By:

Century 21 Bamber Realty LTD.

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









