



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: **\$339,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment**  
Sub Type: **Calgary**  
City/Town: **Calgary**  
Year Built: **2003**

Finished Floor Area

Abv Sqft: **823**

Low Sqft:

Ttl Sqft: **823**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**0**

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

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>55`6" x 36`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>30`11" x 43`3"</b>
<b>Foyer</b>	<b>Main</b>	<b>30`4" x 18`7"</b>
<b>Laundry</b>	<b>Main</b>	<b>16`8" x 43`3"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>22`8" x 23`9"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>40`2" x 27`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>21`4" x 38`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>26`3" x 33`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>16`2" x 27`1"</b>

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 wonderful 55+ adult active living complex, and this top-floor, one-owner home has been kept in fantastic condition. The apartment and its underground parking stall are conveniently close to the elevator. As you enter the unit, the laundry room is to your left and has plenty of storage. The kitchen is on the right and is open to the living room and dining area. The east-facing balcony brings you lots of light to enjoy your morning coffee whilst looking over rooftops and the foothills of COP to the south. The second bedroom is located next to the living area, and further down the hall is the main 4-piece bathroom and the large primary bedroom, which has a huge walk-in closet! As a bonus, there are no obstructions to furniture placement here, as the unit has in-floor heat! The accessible Community building is just across the parking lot, where you can enjoy many social gatherings. On the lower level is a wonderful gym area, a large TV, a library, a shuffleboard table, and a pool table. The two guest suites are also in this building.**

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**









