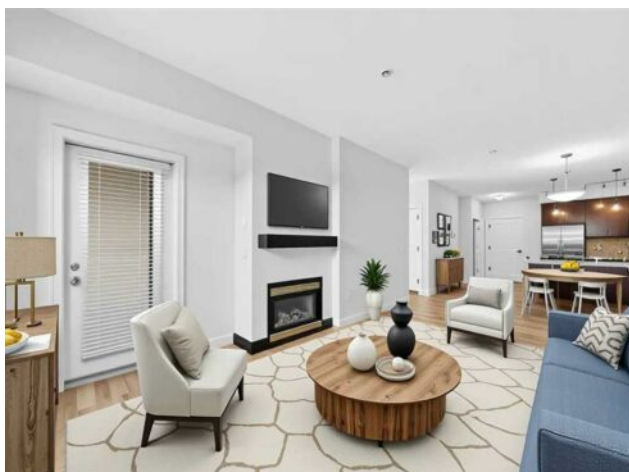


103, 88 Arbour Lake Road NW  
Calgary, Alberta

MLS # A2270046



# \$305,000

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	941 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Enclosed, Garage Door Opener, Garage Faces Front, Insulated, Pa		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, In Floor	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal, Rubber	<b>Condo Fee:</b>	\$ 689
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Metal Siding , Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

**\*\* NEW PRICE\*\*** Welcome to this bright & beautifully updated 940 sqft apartment in the heart of Arbour Lake! This spacious 2-bedroom, 2-bathroom unit features a flexible den—perfect for a home office, guest room, storage, extended wardrobe...use your imagination! Step inside to brand new luxury vinyl plank (LVP) flooring that flows seamlessly throughout the living space, creating a modern and low-maintenance finish. The kitchen boasts granite countertops and a thoughtful layout of functional cabinet space. Store the bulk Costco hauls in the storage space tucked at the end of the kitchen. The open layout is surrounded by generous windows that flood the home with natural light, giving it an open, airy feel. The living room provides a warm and welcoming gathering space around the gas fireplace for winter evenings. The primary bedroom includes a walk-through closet and a private ensuite, with the second bedroom conveniently located near the second full bath. In-suite laundry adds convenience, and you'll appreciate the two designated parking stalls in the secured underground parkade. **LOCATION:** Positioned just steps from the Crowfoot LRT station, commuting couldn't be easier — whether you're heading downtown or to the University of Calgary. Major roadways like Stoney Trail, Crowchild Trail, and Sarcee Trail are all nearby, giving you excellent access to the rest of the city. Arbour Lake is known for its private lake community, with year-round recreation including swimming, boating, ice skating, and pathway systems for walking or biking. You're moments away from Crowfoot Crossing, a bustling outdoor retail hub with over 240 shops and services. Grocery needs are well met with nearby Safeway, Co-op, Community Natural Foods, and Amaranth Whole Foods Market. For

recreation, the Melcor YMCA offers fitness programs, pools, and community space. Prime location, versatile layout with almost 1000sqft of updated living space, 2 parking stalls - perfect for first-time homebuyers or investors. Take advantage of the opportunity and dive into this property.