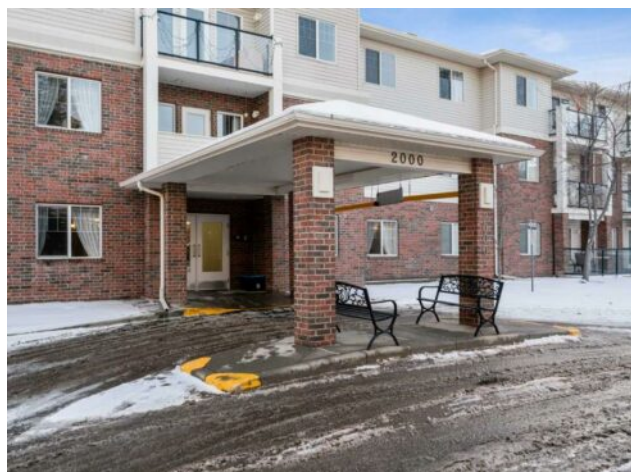


2102, 928 Arbour Lake Road NW  
Calgary, Alberta

MLS # A2282827



## \$298,892

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	799 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 541
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Walk-In Closet(s)		

**Inclusions:** N/A

2102, 928 Arbour Lake Road NW | Welcome To This Immaculate Suite In The Highly Desirable 55+ Active-Living Complex, Calvanna Village, Located In Arbour Lake. Rare Opportunity To Own This Two-Bedroom Spacious Open Concept Floor Plan In The Complex. This Conveniently Located Main-Floor Unit Offers Plenty Of Natural Light And An Open Floor Plan In The Dining And Living Rooms. This Unique Floor Plan In This Complex Offers A Spacious Dining And Living Room Area, With Access To Your Private Patio With A Gas Line For BBQ. Spacious Primary Bedroom With Walk-In Closet, A Well-Appointed Kitchen With All Appliances Included, A 4-Piece Bathroom, And An In-Suite Laundry Room With Extra Storage Space. Calvanna Village Amenities Include A Freestanding Clubhouse With A Banquet Room With A Full Kitchen, An Exercise/Gym Area, A Recreation Area With A Pool Table And Shuffleboard, And 2 Guest Suites Available For Family Or Guests. Also, Enjoy The Arbour Lake Community With Lake Privileges. All Are Conveniently Located Close To Crowfoot Village. Included Is A Secure, Heated Underground Titled Assigned Parking Stall & Storage Area. There Is An Opportunity To Purchase A 2nd Underground Titled Parking Stall In Building 1000. Elevators | Condo Fees of \$541.35 Include Common Area Maintenance, In-Floor Heating, Water, Sewer, Insurance, Maintenance Grounds, Parking, Professional Management, & Reserve Fund Contributions | NO PETS Allowed | Immediate Possession Available.