


201, 88 ARBOUR LAKE Road NW
Calgary, Alberta

MLS # A2252356



\$322,000



Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	868 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Assigned, Off Street, Underground		
Lot Size:	-		
Lot Feat:	-		
Heating:	In Floor, Fireplace(s)		Water: -
Floors:	Carpet, Ceramic Tile		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: \$ 628
Basement:	-		LLD: -
Exterior:	Brick, Stucco		Zoning: M-C2
Foundation:	-		Utilities: -
Features:	Closet Organizers, Elevator, High Ceilings, Kitchen Island, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

WELCOME TO 201, 88 ARBOUR LAKE RD NW, THIS QUIET APARTMENT FEATURES SW VIEW, TWO BEDROOMS PLUS DEN, WITH 3 PIECE EN SUIT BATH, AND ONE FULL BATH WITH A TUB, KITCHEN, GRANITE COUNTERS, WOOD CABINETS, APPLIANCES, WASHER , DRYER, BALCONY WITH GAS LINE, ONE UNDERGROUND PARKING # 51 ON P2, AND STORAGE # 4 ON P3. ENJOY THE GYM AND PARTY ROOM. CONDO FEE 627.73. EXTRA PARKING ON THE ALLY EAST OF THE BUILDING. EXCELLENT FAMILY HOME, 5 MIN WALK TO THE CROW FOOT NW, ARBOUR LAKE TRAIN STATION, 10 MINUTES RIDE TO the U of C, 25 minutes to DOWN TOWN Calgary. ENJOY THE GREEN PATHS, SHOPS, BEACH CLUB, THE ARBOUR LAKE COMMUNITY AND CROW FOOT SHOPPING STRIP. VACANT, READY TO MOVE IN.