

**1207, 928 Arbour Lake Road NW**  
**Calgary, Alberta**

**MLS # A2277589**



**\$299,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	824 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 531
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** All appliances in unit

Beautiful 2 Bedroom, 2 Bathroom Condo in a +55 Adult Living with brand new vinyl plank flooring throughout! You have access to the lake, which is approximately a 20-minute walk away, offering skating, swimming, fishing, and tennis facilities. A washer and dryer are included in the unit, along with some storage space. The primary suite offers a walk-in closet and a convenient 3-piece ensuite bathroom. As a resident, you'll have access to the clubhouse with a fitness centre, lounge area with TV and games, banquet room with a full kitchen, and two guest suites available to rent for only \$50/night for out-of-town guests. The property also includes an underground heated parking stall and a storage locker for added convenience. This condo is perfectly situated within walking distance to amenities, schools, parks, pathways, and the serene waters of Arbour Lake. Don't miss out on this incredible opportunity to live in a beautifully renovated home in one of Arbour Lake's most sought-after adult communities! Meet your friends in the central amenities building for pool, a workout or conversation; or host family and friends in the upper dining/kitchen space. The east balcony offers a gas line for your bbq. Just minutes from Crowfoot Crossing. You will find a variety of restaurants, coffee shops, shopping, and entertainment facilities, as well as the YMCA, professional offices, and the LRT. Book your showing today.