

**401, 88 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2221893



\$373,000

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	863 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Tandem, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 628
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

Incredible opportunity to live on the top floor of a desirable end unit with only one shared wall and assigned tandem underground parking in a secure, heated parkade. The building also offers heated visitor parking and a bicycle storage room for added convenience. Inside, the unit features soaring vaulted ceilings, in-floor heating, and newly renovated flooring, creating a warm and contemporary feel throughout. Large windows in the great room and a private deck showcase stunning mountain views, while the open-concept layout is perfect for entertaining. The kitchen is equipped with granite countertops, stainless steel appliances, rich maple cabinetry, and Hunter Douglas window coverings. There are two bedrooms—including a primary with ensuite—a second full bathroom, and a versatile flex area that works perfectly as a home office or reading nook. Located just steps from the elevator and minutes to the C-Train in a sought-after neighbourhood, this well-appointed home also includes in-suite laundry, a storage locker, and access to a fitness room and meeting space within the building. A rare top-floor gem not to be missed!