

**415, 88 Arbour Lake Road NW
Calgary, Alberta****MLS # A2238543****\$380,000**

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| Division: | Arbour Lake | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 959 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Side By Side, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: In Floor, Natural Gas**Water:** Public**Floors:** Carpet, Ceramic Tile**Sewer:** Public Sewer**Roof:** Membrane**Condo Fee:** \$ 695**Basement:** -**LLD:** -**Exterior:** Brick, Metal Siding , Stucco**Zoning:** M-C2**Foundation:** -**Utilities:** -**Features:** Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan**Inclusions:** TV wall mount, Window Coverings

FANTASTIC VALUE for ~1,000SQ/FT, 2 SIDE by SIDE PARKING STALLS Welcome to your new WELL MAINTAINED home in the desirable lake community of Arbour Lake! This inviting 2-bedroom + DEN, 2-bathroom unit offers approx. 1,000 sq/ft OPEN-CONCEPT living area with a gas fireplace and 9ft ceilings, perfect for relaxing or hosting family & friends. Here you will enjoy the benefits of natural light that flood your oasis. The kitchen has ample dark cabinets, GRANITE countertops, a breakfast bar and CONVENIENT in-suite laundry with pantry/storage space. The primary bedroom is a generous retreat, featuring a walk-through closet and a spacious 4-piece ensuite with GRANITE counter (separate shower and soaker tub). The second bedroom is perfect as a guest room with easy access to the full 3-piece bathroom. Enjoy relaxing on your COVERED BALCONY equipped with a BBQ gas line. Included are 2 HEATED underground parking stalls (SIDE BY SIDE...NOT tandem), just steps from the lobby door and an additional separate secured INDOOR storage space. The building amenities include meeting room/owner's lounge with full kitchen, large fitness room with panoramic views, indoor bike storage, covered VISITOR parking and is PET-FRIENDLY. Ideal for young professionals, couples, investors, and roommates seeking a vibrant city lifestyle. Just steps away from the trendy CROWFOOT Shopping District with its walkable, street-level shopping & dining in the heart of Northwest Calgary. Here you will find everything at your doorstep, cafes, restaurants, groceries, entertainment as well as CROWFOOT LRT Station making this a great living experience. Your new home includes LAKE ACCESS to Arbour Lake and all its amenities such as the beach, swimming, fishing, skating and recreation centre providing year-round activities. Experience the ultimate

living at the WEST in Arbour Lake or take advantage of a fantastic investment opportunity!