# \$349,900 - 415, 88 Arbour Lake Road Nw, Calgary

MLS® #A2265100

# \$349,900

2 Bedroom, 2.00 Bathroom, 959 sqft Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

\*\*\*FANTASTIC VALUE \$350k for approx. 1,000SQ/FT, 2 SIDE by SIDE PARKING STALLS, walking distance to LRT and all your shopping needs\*\*\* Welcome to your new WELL MAINTAINED condo in the desirable lake community of Arbour Lake! This inviting 2 bedroom + DEN, 2 FULL bathrooms unit offers an 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 throughout, 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 a 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, easy access), 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!

#### Built in 2008

## **Essential Information**

MLS® # A2265100 Price \$349,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 959

Acres 0.00

Year Built 2008

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 415, 88 Arbour Lake Road Nw

Subdivision Arbour Lake

City Calgary
County Calgary
Province Alberta
Postal Code T3G0C2

### **Amenities**

Amenities Elevator(s), Fitness Center, Visitor Parking, Bicycle Storage, Recreation

Room

2

Parking Spaces

Heated Garage, Underground, Side By Side

Interior

**Parking** 

Interior Features Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan

Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, **Appliances** 

Washer

Heating In Floor, Natural Gas

4

Cooling None **Fireplace** Yes 1

# of Fireplaces

**Fireplaces** Gas

# of Stories

### **Exterior**

**Exterior Features** Balcony

Roof Membrane

Construction Brick, Metal Siding, Stucco

### **Additional Information**

**Date Listed** October 16th, 2025

Days on Market 2

Zoning M-C2

**HOA Fees** 231

**ANN** HOA Fees Freq.

### **Listing Details**

**Listing Office** Royal LePage Benchmark

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