

# \$395,000 - 401, 88 Arbour Lake Road Nw, Calgary

MLS® #A2221893

**\$395,000**

2 Bedroom, 2.00 Bathroom, 863 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

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!



Built in 2008

## Essential Information

MLS® # A2221893

Price \$395,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	863
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	401, 88 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0C2

### **Amenities**

Amenities	Clubhouse, Guest Suite, Recreation Room, Secured Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	2
Parking	Assigned, Heated Garage, Underground, Tandem

### **Interior**

Interior Features	High Ceilings, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Circulating
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt Shingle

Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	3
Zoning	M-C2
HOA Fees	232
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	2% Realty
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