

# \$349,900 - 419, 88 Arbour Lake Road Nw, Calgary

MLS® #A2249777

**\$349,900**

2 Bedroom, 2.00 Bathroom, 869 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

**\*SEE THE 3D TOUR\*** Welcome to this bright and modern 2 bed/2 bath condo offering comfort, convenience, and fantastic amenities in the highly sought-after community of Arbour Lake. Step inside to find an inviting open-concept layout featuring a stylish kitchen with stainless steel appliances, dark cabinetry, and granite countertops. The spacious living room is centered around a cozy fireplace and opens to a private balcony, perfect for relaxing or entertaining. The big primary suite boasts a walk-through closet, updated 3-piece ensuite with a brand-new shower door and toilet. On the other side of the unit you will find a big bedroom with a large window, allowing natural light into your room all day long. Outside of the second bedroom is the 4-piece bathroom, which also includes a newly installed toilet. An additional highlight of this unit is the in-suite laundry for added convenience. This well-maintained complex offers great amenities such as a fitness room, party/meeting room, private bike storage, and secure underground heated parking with a private access gated tandem stall and a storage unit conveniently located just in front of the tandem stall. There are many **PRIVATE VISITOR PARKING SPOTS**. The location is truly unbeatable as you will be just steps from Crowfoot Shopping Centre, walking distance to the LRT, and a 6 minute drive to Arbour Lake, Bowness Park, and Baker Park (10 min drive). Quick access to both Crowchild Trail and Stoney Trail makes commuting across the city



a breeze. With thoughtful upgrades, private parking, and a prime location, this home perfectly balances lifestyle and value.

Built in 2008

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2249777          |
| Price          | \$349,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 869               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 419, 88 Arbour Lake Road Nw |
| Subdivision | Arbour Lake                 |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 0C2                     |

**Amenities**

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Visitor Parking, Bicycle Storage, Recreation Room |
| Parking Spaces | 2                                                                              |
| Parking        | Parkade, Stall, Underground, Gated, Tandem                                     |

**Interior**

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home                                  |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |

|                 |          |
|-----------------|----------|
| Heating         | In Floor |
| Cooling         | None     |
| Fireplace       | Yes      |
| # of Fireplaces | 1        |
| Fireplaces      | Gas      |
| # of Stories    | 5        |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Construction      | Brick, Stucco, Wood Frame |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 55                |
| Zoning         | M-C2              |
| HOA Fees       | 231               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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