

# \$327,500 - 201, 88 Arbour Lake Road Nw, Calgary

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MLS® #A2252356

## \$327,500

2 Bedroom, 2.00 Bathroom, 868 sqft

Residential on 0.00 Acres

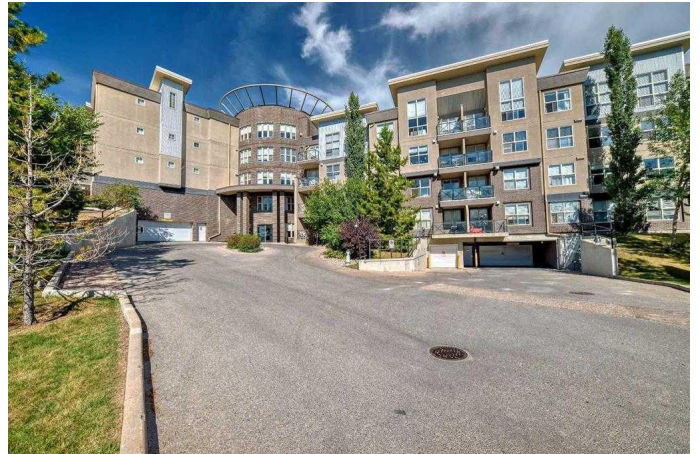
Arbour Lake, Calgary, Alberta

WELCOME TO 201, 88 ARBOUR LAKE RD NW, THIS QUIET APARTMENT FEATURES SW VIEW, TWO BEDROOMS PLUS DEN, WITH 3 PIECE EN SUIT BATH, AND ONE FULL BATH WITH A TUB, KITCHEN, GRANITE COUNTERS, WOOD CABINETS, APPLIANCES, WASHER , DRYER, BALCONY WITH GAS LINE, ONE UNDERGROUND PARKING # 51 ON P2, AND STORAGE # 4 ON P3. ENJOY THE GYM AND PARTY ROOM. CONDO FEE 627.73. EXTRA PARKING ON THE ALLY EAST OF THE BUILDING. EXCELLENT FAMILY HOME, 5 MIN WALK TO THE CROW FOOT NW, ARBOUR LAKE TRAIN STATION, 10 MINUTES RIDE TO the U of C, 25 minutes to DOWN TOWN Calgary. ENJOY THE GREEN PATHS, SHOPS, BEACH CLUB, THE ARBOUR LAKE COMMUNITY AND CROW FOOT SHOPPING STRIP. VACANT, READY TO MOVE IN.

Built in 2008

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2252356  |
| Price          | \$327,500 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 868       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2008              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 201, 88 Arbour Lake Road Nw |
| Subdivision | Arbour Lake                 |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 0C2                     |

### Amenities

|                |                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Party Room, Secured Parking, Storage, Visitor Parking, Beach Access, Clubhouse, Recreation Facilities |
| Parking Spaces | 1                                                                                                                                   |
| Parking        | Alley Access, Off Street, Underground, Assigned                                                                                     |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, Vinyl Windows, Walk-In Closet(s), Elevator                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | In Floor, Fireplace(s)                                                                                           |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas                                                                                                              |
| # of Stories      | 4                                                                                                                |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting, Storage, Private Entrance |
| Roof              | Asphalt Shingle                                            |
| Construction      | Brick, Stucco                                              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 83                |

|                        |                                |
|------------------------|--------------------------------|
| Zoning                 | M-C2                           |
| HOA Fees               | 230                            |
| HOA Fees Freq.         | ANN                            |
| <b>Listing Details</b> |                                |
| Listing Office         | Real Estate Professionals Inc. |



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