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401, 88 Arbour Lake Road NW  
Calgary, Alberta

MLS # A2221893



\$395,000

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Arbour Lake                                  |        |                   |
| Type:     | Residential/Low Rise (2-4 stories)           |        |                   |
| Style:    | Apartment-Single Level Unit                  |        |                   |
| Size:     | 863 sq.ft.                                   | Age:   | 2008 (17 yrs old) |
| Beds:     | 2  | Baths: | 2                 |
| Garage:   | Assigned, Heated Garage, Tandem, Underground |        |                   |
| Lot Size: | -  |        |                   |
| Lot Feat: | -  |        |                   |

|             |  |
|-------------|--|
| Heating:    | In Floor   |
| Floors:     | Carpet, Tile                                       |
| Roof:       | Asphalt Shingle                                    |
| Basement:   | -  |
| Exterior:   | Stone, Stucco, Wood Frame                          |
| Foundation: | Poured Concrete                                    |
| Features:   | High Ceilings, No Smoking Home, Vaulted Ceiling(s) |

|            |        |
|------------|--------|
| Water:     | -      |
| Sewer:     | -      |
| Condo Fee: | \$ 628 |
| LLD:       | -      |
| Zoning:    | M-C2   |
| Utilities: | -      |

Inclusions: N/A

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!