

# \$395,000 - 415, 88 Arbour Lake Road Nw, Calgary

MLS® #A2238543

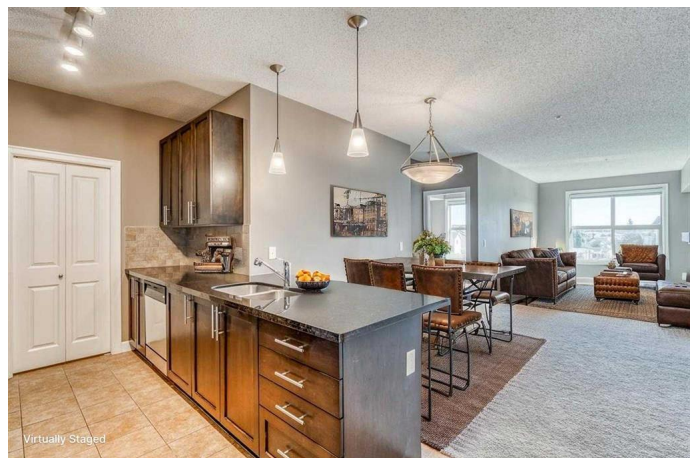
**\$395,000**

2 Bedroom, 2.00 Bathroom, 959 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Welcome to your new home in the desirable lake community of Arbour Lake! This inviting 2-bedroom + DEN, 2-bathroom 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, 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), 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® #         | A2238543          |
| Price          | \$395,000         |
| 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      | Bicycle Storage, Elevator(s), Fitness Center, Recreation Room, Visitor Parking |
| Parking Spaces | 2                                                                              |
| Parking        | Heated Garage, Underground, Side By Side                                       |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Natural Gas, In Floor                                                       |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Gas                                                                         |
| # of Stories      | 4                                                                           |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Balcony                     |
| Roof              | Membrane                    |
| Construction      | Brick, Stucco, Metal Siding |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 17              |
| Zoning         | M-C2            |
| HOA Fees       | 231             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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