

# \$395,000 - 517, 88 Arbour Lake Road Nw, Calgary

MLS® #A2225135

**\$395,000**

2 Bedroom, 2.00 Bathroom, 962 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Experience luxurious, executive living in the vibrant lake community of Arbour Lake! This impressive TOP-FLOOR unit is a showstopper, featuring stunning high-end finishes and a spacious, open-concept layout. Step into the bright, contemporary kitchen where sleek granite countertops, high-end cabinetry, and stainless steel appliances set the stage for fabulous meals and easy entertaining. Plush, upgraded carpeting and soaring 9'™ ceilings create an inviting atmosphere that feels both stylish and comfortable. The generous primary suite is a perfect retreat with double closets and a large ensuite bathroom. The second bedroom is cleverly outfitted with a built-in desk and a top-quality Murphy bed for maximum flexibility. This time of year you'll love to come home and relax on your private balcony taking in the peaceful views of this sought-after community. Or, dive into everything Arbour Lake has to offer – soak up sunny beach days, go for a swim or paddleboard, or try your hand at fishing in the only private lake in NW Calgary! This exceptional complex also includes a fitness facility, meeting room, secure bike storage, and indoor visitor parking. Two parking stalls and a storage unit are also included! This incredible property has a location that can't be beat - just steps away from restaurants, shopping, and the Crowfoot LRT station. Don't miss your chance to call it home – book your showing today and experience the best of luxury lake living



year-round!

Built in 2008

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2225135          |
| Price          | \$395,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 962               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 517, 88 Arbour Lake Road Nw |
| Subdivision | Arbour Lake                 |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 0C2                     |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Fitness Center, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 2  |
| Parking        | Assigned, Heated Garage, Parkade, Underground                          |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | In Floor, See Remarks  |
| Cooling           | None   |
| Fireplace         | Yes  |

|                 |                          |
|-----------------|--------------------------|
| # of Fireplaces | 1                        |
| Fireplaces      | Gas, Living Room, Mantle |
| # of Stories    | 5                        |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Roof              | Asphalt Shingle           |
| Construction      | Brick, Stucco, Wood Frame |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 9              |
| Zoning         | M-C2           |
| HOA Fees       | 220            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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