

# \$379,900 - 322, 88 Arbour Lake Road Nw, Calgary

MLS® #A2233867

**\$379,900**

2 Bedroom, 2.00 Bathroom, 869 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Welcome to the Lake community of Arbour Lake! Fully upgraded 2 bedroom condo on 3rd floor at The WEST! Features an open concept design, this apartment has fresh paint, new LVP flooring through out the living area and 2 bedrooms. Chef's inspiring kitchen has new pot lights, granite counter tops, newer stainless steel appliances and a handy central island for more counter space and entertaining. The 9ft ceiling makes living area bright and airy, with a built-in fireplace to warm up your winter nights. 2 good sized bedroom set in separate direction of the living space which shares great privacy. New quartz on vanity in main bath with a refreshed bathtub. Spacious master suite can easily fit a king size bed and a 3pcs ensuite hide behind the walk-through closet. The WEST building features great amenities including multiple elevators, a party room, an exercise room, indoor visitor parking and bicycle storage. This unit also comes with TWO assigned underground heated parking stalls (P3 #8 & #9), and a storage locker... Great value in this great location, don't miss this great buy!



Built in 2008

## Essential Information

MLS® # A2233867

Price \$379,900

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     | 322, 88 Arbour Lake Road Nw |
| Subdivision | Arbour Lake                 |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 0C2                     |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Fitness Center, Party Room, Visitor Parking            |
| Parking Spaces | 2                                                      |
| Parking        | Additional Parking, Heated Garage, Tandem, Underground |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Garburator      |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                             |
| Cooling           | None                                                                                                          |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Family Room, Gas, Mantle                                                                                      |
| # of Stories      | 5                                                                                                             |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony, None                  |
| Lot Description   | Irregular Lot, Street Lighting |
| Roof              | Flat                           |

Construction            Wood Frame

**Additional Information**

Date Listed            June 23rd, 2025  
Days on Market        50  
Zoning                 M-C2  
HOA Fees              232  
HOA Fees Freq.       ANN

**Listing Details**

Listing Office            Top Producer Realty and Property Management

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