

# \$373,000 - 401, 88 Arbour Lake Road Nw, Calgary

MLS® #A2221893

**\$373,000**

2 Bedroom, 2.00 Bathroom, 863 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

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!

Built in 2008

## Essential Information

MLS® # A2221893

Price \$373,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 863               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 401, 88 Arbour Lake Road Nw |
| Subdivision | Arbour Lake                 |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 0C2                     |

### Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Guest Suite, Recreation Room, Secured Parking, Snow Removal, Storage, Visitor Parking |
| Parking Spaces | 2                                                                                                |
| Parking        | Assigned, Heated Garage, Tandem, Underground                                                     |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Vaulted Ceiling(s)                      |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | In Floor                                                                |
| Cooling           | None                                                                    |
| Fireplace         | Yes                                                                     |
| # of Fireplaces   | 1                                                                       |
| Fireplaces        | Gas, Circulating                                                        |
| # of Stories      | 4                                                                       |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |

|              |                           |
|--------------|---------------------------|
| Construction | Stone, Stucco, Wood Frame |
| Foundation   | Poured Concrete           |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 37             |
| Zoning         | M-C2           |
| HOA Fees       | 232            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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