

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

MLS® #A2225135

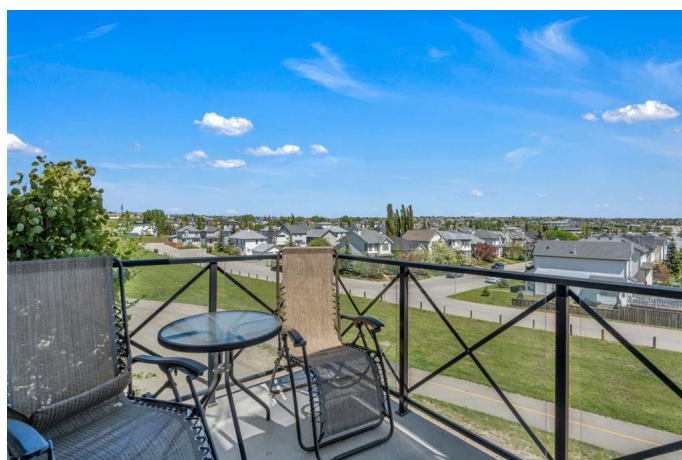
**\$395,000**

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	12
Zoning	M-C2
HOA Fees	220
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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