

# \$397,400 - 403, 88 Arbour Lake Road Nw, Calgary

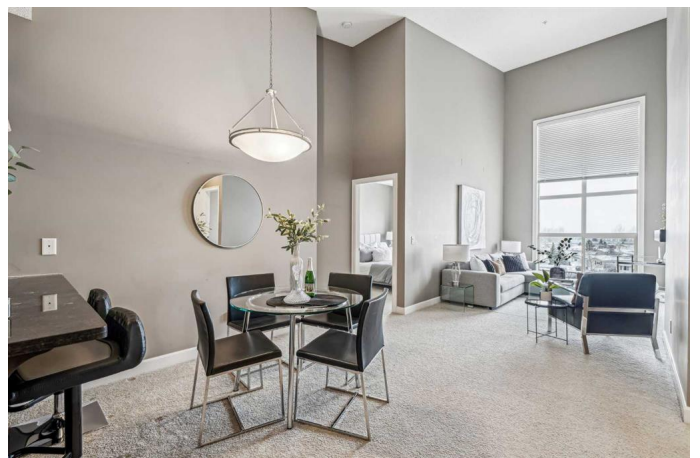
MLS® #A2203658

**\$397,400**

2 Bedroom, 2.00 Bathroom, 955 sqft  
Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Nestled in the prestigious Arbour Lake community, this top-floor two bedroom, two bathroom plus den Penthouse offers an unbeatable combination of luxury and convenience. Featuring vaulted ceilings and expansive windows, this unit is bathed in natural light and showcases breathtaking unobstructed mountain views in every room. The gourmet kitchen is equipped with stainless steel appliances, granite countertops, and ample storage space. The primary suite features a private spa like four piece en-suite, while the second bedroom and den provide flexibility for work or additional living space. Residents enjoy exclusive lake access and building amenities, including a fitness center, owner's lounge, visitor parking, bike storage and so much more! Additionally this unit offers two secure assigned underground parking and an assigned storage locker. Ideally situated near transit, shopping, dining, and green spaces, this condo is perfect for those seeking a vibrant urban lifestyle with all the comforts of home. As the only lake community in the NW, enjoy year-round access to 10-acre private lake for swimming, fishing, kayaking, and ice skating. The neighborhood boasts scenic walking trails, parks, and playgrounds, making it ideal for families and outdoor enthusiasts. With top-rated schools, easy access to Crowfoot Crossing's shopping, dining, and entertainment, and proximity to the Crowfoot LRT station and major roadways, Arbour Lake provides exceptional connectivity. The



community is also near medical facilities and recreational centers, Arbour Lake is a prime location for families, professionals, and retirees alike. Schedule your private showing today!

Built in 2008

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2203658    |
| Price          | \$397,400   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 955         |
| Acres          | 0.00        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Penthouse   |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 403, 88 Arbour Lake Road Nw |
| Subdivision | Arbour Lake                 |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 0C2                     |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Visitor Parking |
| Parking Spaces | 2  |
| Parking        | Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s) |
|-------------------|---|

|                 |  |
|-----------------|--|
| Appliances      | Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating         | In Floor   |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Gas  |
| # of Stories    | 4  |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, BBQ gas line     |
| Construction      | Brick, Stucco, Wood Frame |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 16               |
| Zoning         | M-C2             |
| HOA Fees       | 231              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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