

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

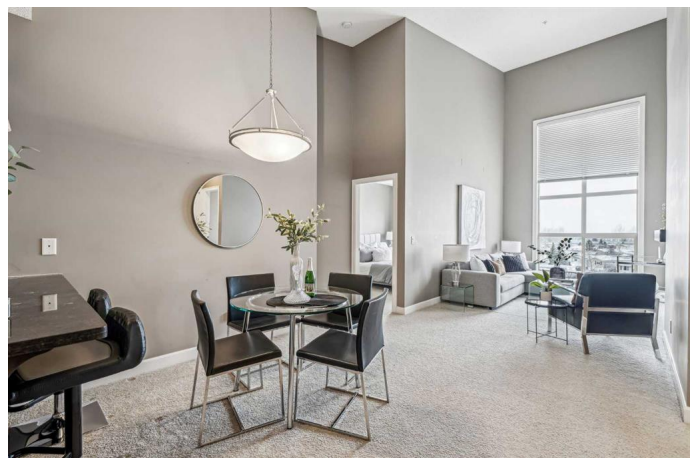
MLS® #A2203658

**\$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)
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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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