

928 Arbour Lake Road Calgary Alberta

$354,900

Welcome Home to this exceptional TOP FLOOR, SW CORNER UNIT with IN-FLOOR HEATING nestled in Calgary's only NW Lake community. Situated in a beautifully maintained, low-rise apartment complex, this single-level residence offers a refined sanctuary boasting 1,160 square feet of thoughtfully designed living space with bedrooms/bathrooms placed on opposing corners ensuring comfort and privacy for residents and guests. Recently renovated with durable LUXURY VINYL PLANK FLOORING that flows seamlessly throughout, complimented by gleaming QUARTZ COUNTERTOPS and NEWER APPLIANCES, creating a truly inviting atmosphere. A new FULL SIZED WASHER/DRYER TOWER provides convenient laundry access within your own unit, while expansive windows frame breathtaking mountain and sunset views. There are two generously sized bedrooms - the primary features a walk-thru closet and three-piece ensuite. The main 4 piece bathroom is situated beside the second bedroom perfect as a home office, hobby space or for your guests. Gather with friends and family in the bright and spacious great room warmed by a corner gas fireplace complete with a blower fan, tile surround and mantle. Calvannah Village offers an array of sought after amenities including a clubhouse with library and games, fitness equipment, rentable guest suite, party room, and ample visitor parking. Beyond the condo residents enjoy privileged access to Arbour Lake's pristine beaches and park/recreation areas. Top it all off with one heated, underground parking stall with adjacent storage for tires and extra gear! Just a short walk or drive to the vast shopping and dining amenities of Crowfoot Shopping Centre, the LRT, walking & bike paths. This beautifully renovated, top floor corner unit represents a rare opportunity to embrace refined, low maintenance living within a vibrant and sought after 55+ community. Don't delay - call your fav...

3pc Bathroom 5.67 Ft x 7.17 Ft

4pc Bathroom 8.33 Ft x 8.67 Ft

Other 11.33 Ft x 4.83 Ft

Primary Bedroom 13.33 Ft x 11.17 Ft

Bedroom 12.58 Ft x 10.92 Ft

Foyer 6.08 Ft x 6.25 Ft

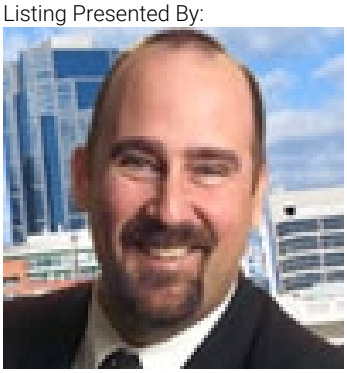
Kitchen 17.75 Ft x 16.83 Ft

Laundry room 5.00 Ft x 5.75 Ft

Living room 20.67 Ft x 16.58 Ft

Other 4.83 Ft x 7.17 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

http://www.calgarybornandraised.ca/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Dining room 14.33 Ft x 9.67 Ft

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.