

# \$355,000 - 1314, 928 Arbour Lake Road Nw, Calgary

MLS® #A2210677

## \$355,000

2 Bedroom, 2.00 Bathroom, 888 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Welcome to this wonderful property in Calvanna Village. Calvanna Village is +55 and has a no pets, no smoking policy. This two bedroom, two bathroom top floor unit faces west with a wonderful mountain view. This sparkling clean home has upgraded LVP flooring in the living/dining room. The in-floor heat means that there are no baseboard registers to get in your way. This is a very efficient use of space! The open kitchen is functional and bright. Enjoy entertaining in the living/dining area with a wonderful balcony. The balcony is a perfect place for the morning coffee with views all the way to the mountains! The in-suite laundry room has lots of storage space and newer stacked washer/dryer. Calvanna Village has a wonderful, stand alone, clubhouse: containing a Banquet Room with a full kitchen; a gym/fitness room; and a lounge area with TV, games, library, pool table and shuffle board. If you have guests over and they need a place to stay there are two guest suites. Check it out! The secure, underground parking is perfect for keeping your vehicle warm and dry! Calvanna Village is situated in the heart of Arbour Lake, with its own amenities, just waiting for you. It is also close to the Crowfoot LRT station and all that Crowfoot Crossing has to offer! This is a great propertyâ€¦ make it your home!

Built in 2003

## Essential Information



MLS® #	A2210677
Price	\$355,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	888
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1314, 928 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5T2

### Amenities

Amenities	Elevator(s), Party Room, Recreation Room, Clubhouse, Guest Suite
Parking Spaces	1
Parking	Underground, Secured

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Hot Water, Natural Gas
Cooling	None
# of Stories	3

### Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	67
Zoning	M-C1
HOA Fees	210
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	CIR Realty
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