

\$364,800 - 419, 88 Arbour Lake Road Nw, Calgary

MLS® #A2249777

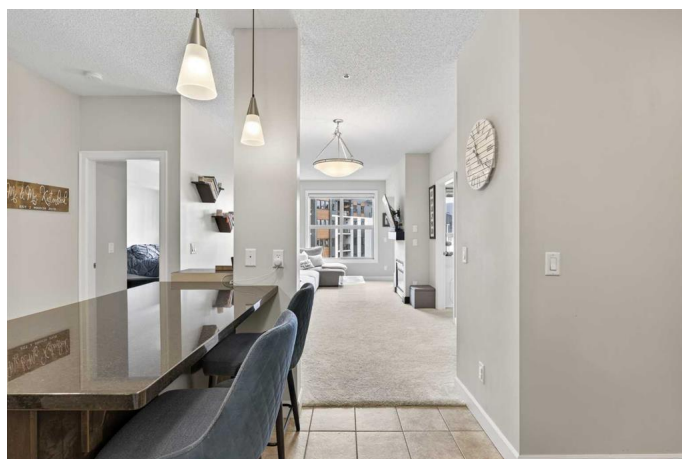
\$364,800

2 Bedroom, 2.00 Bathroom, 869 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

SEE THE 3D TOUR Welcome to this bright and modern 2 bed/2 bath condo offering comfort, convenience, and fantastic amenities in the highly sought-after community of Arbour Lake. Step inside to find an inviting open-concept layout featuring a stylish kitchen with stainless steel appliances, dark cabinetry, and granite countertops. The spacious living room is centered around a cozy fireplace and opens to a private balcony, perfect for relaxing or entertaining. The big primary suite boasts a walk-through closet, updated 3-piece ensuite with a brand-new shower door and toilet. On the other side of the unit you will find a big bedroom with a large window, allowing natural light into your room all day long. Outside of the second bedroom is the 4-piece bathroom, which also includes a newly installed toilet. An additional highlight of this unit is the in-suite laundry for added convenience. This well-maintained complex offers great amenities such as a fitness room, party/meeting room, private bike storage, and secure underground heated parking with a private access gated tandem stall and a storage unit conveniently located just in front of the tandem stall. There are many **PRIVATE VISITOR PARKING SPOTS**. The location is truly unbeatable as you will be just steps from Crowfoot Shopping Centre, walking distance to the LRT, and a 6 minute drive to Arbour Lake, Bowness Park, and Baker Park (10 min drive). Quick access to both Crowchild Trail and Stoney Trail makes commuting across the city



a breeze. With thoughtful upgrades, private parking, and a prime location, this home perfectly balances lifestyle and value.

Built in 2008

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2249777 |
| Price | \$364,800 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 869 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 419, 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, Recreation Room, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Parkade, Stall, Underground, Gated, Tandem |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home |
| Appliances | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |

| | |
|-----------------|----------|
| Heating | In Floor |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| # of Stories | 5 |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Balcony |
| Construction | Brick, Stucco, Wood Frame |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 19th, 2025 |
| Zoning | M-C2 |
| HOA Fees | 231 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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