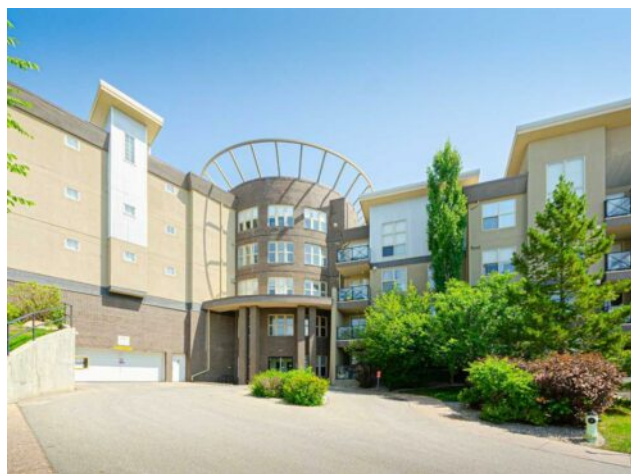


**322, 88 Arbour Lake Road NW  
Calgary, Alberta**

**MLS # A2233867**



**\$379,900**

|                  |                                                        |               |                   |
|------------------|--------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Arbour Lake                                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                     |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                            |               |                   |
| <b>Size:</b>     | 869 sq.ft.                                             | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 2                                                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Additional Parking, Heated Garage, Tandem, Underground |               |                   |
| <b>Lot Size:</b> | -                                                      |               |                   |
| <b>Lot Feat:</b> | Irregular Lot, Street Lighting                         |               |                   |

|                    |                                                                                                               |                   |        |
|--------------------|---------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water, Natural Gas                                                                             | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank                                                                                             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Flat                                                                                                          | <b>Condo Fee:</b> | \$ 628 |
| <b>Basement:</b>   | -                                                                                                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                                                                                                    | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                                                                                                             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s) |                   |        |

**Inclusions:** NONE

Welcome to the Lake community of Arbour Lake! Fully upgraded 2 bedroom condo on 3rd floor at The WEST! Features an open concept design, this apartment has fresh paint, new LVP flooring through out the living area and 2 bedrooms. Chef's inspiring kitchen has new pot lights, granite counter tops, newer stainless steel appliances and a handy central island for more counter space and entertaining. The 9ft ceiling makes living area bright and airy, with a built-in fireplace to warm up your winter nights. 2 good sized bedroom set in separate direction of the living space which shares great privacy. New quartz on vanity in main bath with a refreshed bathtub. Spacious master suite can easily fit a king size bed and a 3pcs ensuite hide behind the walk-through closet. The WEST building features great amenities including multiple elevators, a party room, an exercise room, indoor visitor parking and bicycle storage. This unit also comes with TWO assigned underground heated parking stalls (P3 #8 & #9), and a storage locker... Great value in this great location, don't miss this great buy!