# \$369,900 - 322, 88 Arbour Lake Road Nw, Calgary

MLS® #A2233867

## \$369,900

2 Bedroom, 2.00 Bathroom, 869 sqft Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Price improved! 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, quick possession available!







Built in 2008

#### **Essential Information**

MLS® # A2233867 Price \$369,900

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 322, 88 Arbour Lake Road Nw

Subdivision Arbour Lake

City Calgary
County Calgary
Province Alberta
Postal Code T3G 0C2

### **Amenities**

Amenities Fitness Center, Party Room, Visitor Parking

Parking Spaces 2

Parking Additional Parking, Heated Garage, Underground, Tandem

#### Interior

Interior Features Elevator, Granite Counters, Kitchen Island, No Animal Home, No

Smoking Home, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Window

Coverings, Garburator, Washer/Dryer Stacked

Heating Baseboard, Hot Water, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas, Mantle

# of Stories 5

#### **Exterior**

Exterior Features Balcony, None

Lot Description Street Lighting, Irregular Lot

Roof Flat

Construction Wood Frame

## **Additional Information**

Date Listed June 23rd, 2025

Days on Market 130

Zoning M-C2

HOA Fees 232

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Top Producer Realty and Property Management

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