

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

MLS® #A2233867

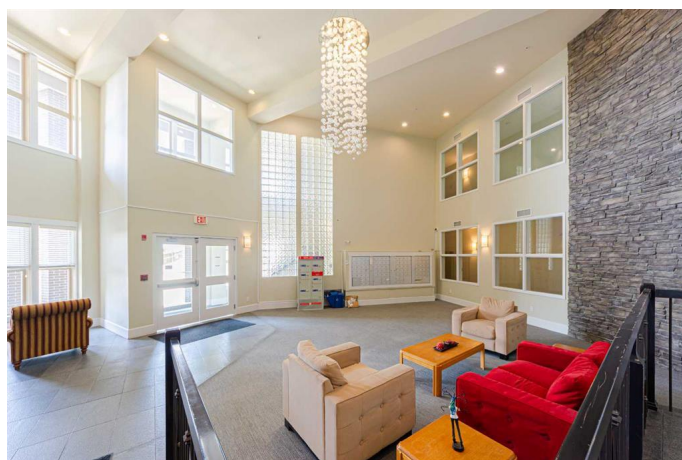
**\$369,900**

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, Tandem, Underground

### Interior

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Elevator, Granite Counters, Kitchen Island
Appliances	Dishwasher, Garburator, Range Hood, Refrigerator, Window Coverings, Electric Stove, 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	None, Balcony
Lot Description	Street Lighting, Irregular Lot
Roof	Flat

Construction            Wood Frame

**Additional Information**

Date Listed            June 23rd, 2025  
Days on Market        81  
Zoning                 M-C2  
HOA Fees              232  
HOA Fees Freq.       ANN

**Listing Details**

Listing Office            Top Producer Realty and Property Management

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