

# \$349,000 - 313, 88 Arbour Lake Road Nw, Calgary

MLS® #A2207870

**\$349,000**

2 Bedroom, 2.00 Bathroom, 874 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Third-floor unit with 2 bedrooms, 2 bathrooms, and a den. Featuring a gas fireplace, a functional kitchen ,a good-sized balcony, and underground parking . This unit is in excellent condition Close to all amenities, highways and parks.

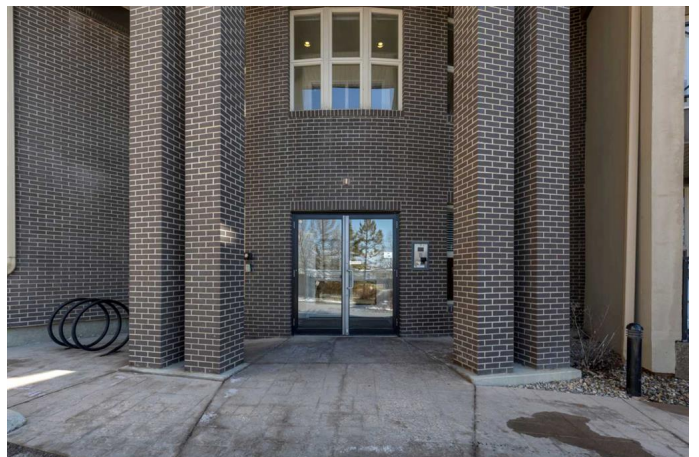
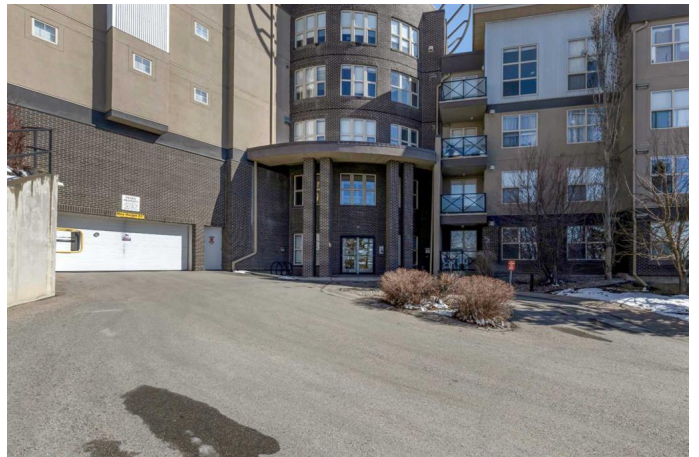
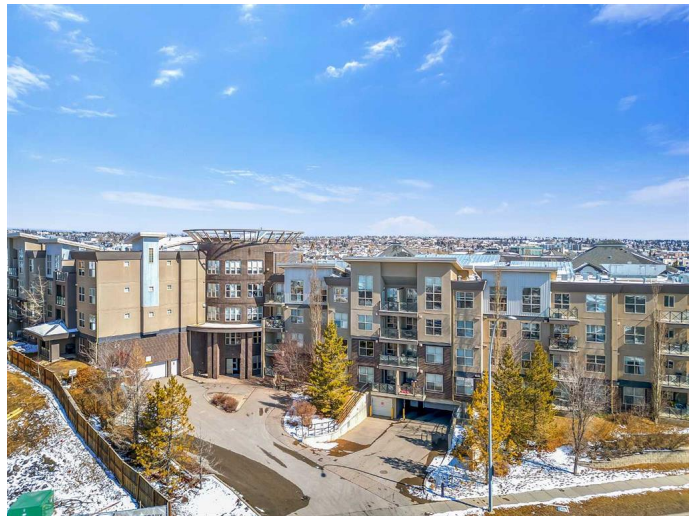
Built in 2008

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2207870          |
| Price          | \$349,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 874               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 313, 88 Arbour Lake Road Nw |
| Subdivision | Arbour Lake                 |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 0C2                     |



## Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                                                   |
| Parking        | Assigned, Parkade, Stall, Underground                               |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | In Floor, Natural Gas                                                                         |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Gas                                                                                           |
| # of Stories      | 5                                                                                             |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Storage          |
| Roof              | Asphalt Shingle           |
| Construction      | Brick, Stucco, Wood Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 22              |
| Zoning         | M-C2            |
| HOA Fees       | 232             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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