

\$349,900 - 415, 88 Arbour Lake Road Nw, Calgary

MLS® #A2265100

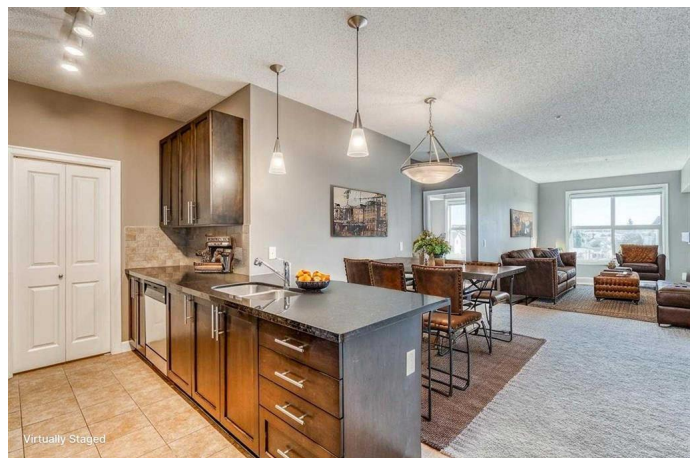
\$349,900

2 Bedroom, 2.00 Bathroom, 959 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

FANTASTIC VALUE \$350k for approx. 1,000SQ/FT, 2 SIDE by SIDE HEATED Underground PARKING STALLS (great for winter), walking distance to LRT and all your shopping needs Welcome to your new WELL MAINTAINED condo in the desirable lake community of Arbour Lake! This inviting 2 bedroom + DEN, 2 FULL bathrooms unit offers an OPEN-CONCEPT living area with a gas fireplace and 9ft ceilings, perfect for relaxing or hosting family & friends. Here you will enjoy the benefits of natural light that flood your oasis. The kitchen has ample dark cabinets, GRANITE countertops throughout, a breakfast bar and CONVENIENT in-suite laundry with pantry/storage space. The primary bedroom is a generous retreat, featuring a walk-through closet and a spacious 4-piece ensuite with GRANITE counter (separate shower and soaker tub). The second bedroom is perfect as a guest room with easy access to the a full 3-piece bathroom. Enjoy relaxing on your COVERED BALCONY equipped with a BBQ gas line. Included are 2 HEATED underground parking stalls (SIDE BY SIDE...NOT tandem, easy access for you and your family), just steps from the lobby door and an additional separate secured INDOOR storage space. The building amenities include meeting room/owner's lounge with full kitchen, large fitness room with panoramic views, indoor bike storage, covered HEATED VISITOR parking and is PET-FRIENDLY. Ideal for young professionals, couples, investors, and



roommates seeking a vibrant city lifestyle. Just steps away from the trendy CROWFOOT Shopping District with its walkable, street-level shopping & dining in the heart of Northwest Calgary. Here you will find everything at your doorstep, cafes, restaurants, groceries, entertainment as well as CROWFOOT LRT Station making this a great living experience. Your new home includes LAKE ACCESS to Arbour Lake and all its amenities such as the beach, swimming, fishing, skating and recreation centre providing year-round activities. Experience the ultimate living at the WEST in Arbour Lake or take advantage of a fantastic investment opportunity!

Built in 2008

Essential Information

MLS® #	A2265100
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	959
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	415, 88 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G0C2

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Recreation Room, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Side By Side, Underground

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Natural Gas, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Membrane
Construction	Brick, Stucco, Metal Siding

Additional Information

Date Listed	October 16th, 2025
Days on Market	6
Zoning	M-C2
HOA Fees	231
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.