

# \$324,900 - 1108, 928 Arbour Lake Road Nw, Calgary

MLS® #A2186052

**\$324,900**

1 Bedroom, 1.00 Bathroom, 816 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Welcome to Calvanna Village in Arbour Lake! This exceptional 55+ adult building, with a no-pet policy, offers a luxurious and carefree lifestyle.

This bright and spacious main floor 1-bedroom, 1-bathroom unit features in-floor heating, large windows, and a private balcony with a gas line for your BBQ. The kitchen boasts oak cabinetry and a stylish tile backsplash, while the open living and dining areas provide the perfect space for entertaining. The dining area could also be converted into a den or second bedroom.

The large master bedroom includes a walk-in closet, and the in-suite laundry is conveniently located in the storage room. Recent upgrades include new vinyl flooring and fresh paint. This home has only had two owners and has been meticulously maintained.

Included with the unit is a secure, heated underground parking stall (#23) with a storage locker. Residents enjoy fantastic building amenities such as a welcoming foyer, a clubhouse with a banquet room, guest suites, an exercise room, a fireplace, a library, and a games room.

As part of the Arbour Lake community, youâ€™ll also enjoy lake privileges and the convenience of nearby shopping at Crowfoot Plaza.



This property truly has it all! Don't miss out—schedule your viewing today.

Built in 2004

### Essential Information

MLS® #	A2186052
Price	\$324,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	816
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	1108, 928 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5T2

### Amenities

Amenities	Beach Access, Clubhouse, Fitness Center, Playground
Parking Spaces	1
Parking	Parkade, Stall, Underground, Assigned, Heated Garage
# of Garages	1

### Interior

Interior Features	No Animal Home, No Smoking Home, Ceiling Fan(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Stove, Garage Control(s)

Heating	In Floor
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding

### **Additional Information**

Date Listed	January 9th, 2025
Days on Market	86
Zoning	M-C1
HOA Fees	210
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	First Place Realty
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