

\$373,000 - 401, 88 Arbour Lake Road Nw, Calgary

MLS® #A2221893

\$373,000

2 Bedroom, 2.00 Bathroom, 863 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Incredible opportunity to live on the top floor of a desirable end unit with only one shared wall and assigned tandem underground parking in a secure, heated parkade. The building also offers heated visitor parking and a bicycle storage room for added convenience. Inside, the unit features soaring vaulted ceilings, in-floor heating, and newly renovated flooring, creating a warm and contemporary feel throughout. Large windows in the great room and a private deck showcase stunning mountain views, while the open-concept layout is perfect for entertaining. The kitchen is equipped with granite countertops, stainless steel appliances, rich maple cabinetry, and Hunter Douglas window coverings. There are two bedrooms—including a primary with ensuite—a second full bathroom, and a versatile flex area that works perfectly as a home office or reading nook. Located just steps from the elevator and minutes to the C-Train in a sought-after neighbourhood, this well-appointed home also includes in-suite laundry, a storage locker, and access to a fitness room and meeting space within the building. A rare top-floor gem not to be missed!

Built in 2008

Essential Information

MLS® # A2221893

Price \$373,000



| | |
|----------------|-------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 863 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 401, 88 Arbour Lake Road Nw |
| Subdivision | Arbour Lake |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 0C2 |

Amenities

| | |
|----------------|--|
| Amenities | Clubhouse, Guest Suite, Recreation Room, Secured Parking, Snow Removal, Storage, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Assigned, Heated Garage, Tandem, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, No Smoking Home, Vaulted Ceiling(s) |
| Appliances | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating | In Floor |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Circulating |
| # of Stories | 4 |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Balcony |
| Roof | Asphalt Shingle |

| | |
|--------------|---------------------------|
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 16th, 2025 |
| Days on Market | 38 |
| Zoning | M-C2 |
| HOA Fees | 232 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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