

# \$369,900 - 1314, 928 Arbour Lake Road Nw, Calgary

MLS® #A2210677

**\$369,900**

2 Bedroom, 2.00 Bathroom, 888 sqft

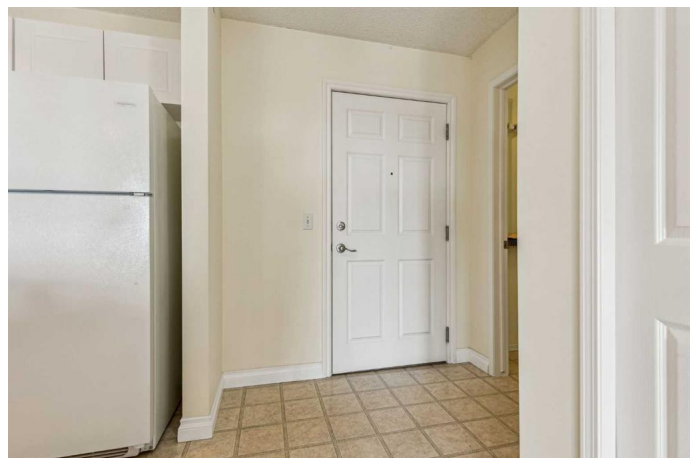
Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Welcome to this wonderful property in Calvanna Village. Calvanna Village is +55 and has a no pets, no smoking policy. This two bedroom, two bathroom top floor unit faces west with a wonderful mountain view. This sparkling clean home has upgraded LVP flooring in the living/dining room. The in-floor heat means that there are no baseboard registers to get in your way. This is a very efficient use of space! The open kitchen is functional and bright. Enjoy entertaining in the living/dining area with a wonderful balcony. The balcony is a perfect place for the morning coffee with views all the way to the mountains! The in-suite laundry room has lots of storage space and newer stacked washer/dryer. Calvanna Village has a wonderful, stand alone, clubhouse: containing a Banquet Room with a full kitchen; a gym/fitness room; and a lounge area with TV, games, library, pool table and shuffle board. If you have guests over and they need a place to stay there are two guest suites. Check it out! The secure, underground parking is perfect for keeping your vehicle warm and dry! Calvanna Village is situated in the heart of Arbour Lake, with its own amenities, just waiting for you. It is also close to the Crowfoot LRT station and all that Crowfoot Crossing has to offer! This is a great property! make it your home!

Built in 2003

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2210677          |
| Price          | \$369,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 888               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1314, 928 Arbour Lake Road Nw |
| Subdivision | Arbour Lake                   |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3G 5T2                       |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Clubhouse, Elevator(s), Guest Suite, Party Room, Recreation Room |
| Parking Spaces | 1                                                                |
| Parking        | Secured, Underground                                             |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                                         |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | In Floor, Hot Water, Natural Gas                                                                        |
| Cooling           | None                                                                                                    |
| # of Stories      | 3                                                                                                       |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Vinyl Siding          |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 20               |
| Zoning         | M-C1             |
| HOA Fees       | 210              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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