# $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! Donâ€™t miss outâ€”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 | 100 |
| Zoning | M-C1 |
| HOA Fees | 210 |
| HOA Fees Freq. | ANN |

## Listing Details

| | |
|---|---|
| Listing Office | First Place Realty |

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