

1108, 928 Arbour Lake Road NW
Calgary, Alberta

MLS # A2221564



\$299,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	795 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 476
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this immaculate suite in the highly desirable 55+ active living complex of Calvanna Village located in Arbour Lake. Rare opportunity to own this spacious open concept floor plan in the complex. This conveniently located main floor unit offers lots of natural light and open floor plan of dining and living room area. (This unit could be converted to have the second bedroom or den area instead) This unique floor plan in this complex offers spacious dining and living room area with access to your private and secure balcony with a gas line for BBQ. Spacious primary bedroom with walk in closet, a well appointed kitchen with all appliances included, a 4 piece bathroom and In suite laundry room with extra storage space. This unit has been freshly painted and has vinyl flooring throughout. Included is secure, heated underground parking stall plus an extra storage area. Calvanna Village amenities include a freestanding clubhouse that offers a banquet room with full kitchen, exercise/gym area and recreation area with pool table and shuffle board plus 2 guest suites available for family or guests. Also, enjoy the Arbour Lake community with lake privileges. All conveniently located close to Crowfoot Village.