

# \$329,900 - 1306, 928 Arbour Lake Road Nw, Calgary

MLS® #A2197811

**\$329,900**

2 Bedroom, 1.00 Bathroom, 823 sqft  
Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Calvanna Village is a highly desirable 55+ active living community, and this top-floor, one-owner home has been meticulously maintained. Conveniently located near the elevator, both the unit and its underground parking stall offer easy access.

As you enter, the spacious laundry room to your left provides ample storage. To the right, the open-concept kitchen flows seamlessly into the living and dining areas, creating a bright and inviting space. The east-facing balcony fills the home with natural light, offering a perfect spot to enjoy your morning coffee while taking in views of the rooftops and the foothills of COP to the south.

The second bedroom is situated off the living area, while further down the hall, you'll find the main four-piece bathroom and the generously sized primary bedroom with an oversized walk-in closet. Thanks to in-floor heating, there are no obstructions to furniture placement, allowing for a flexible and comfortable layout. Just across the parking lot, the accessible community building serves as a social hub, hosting a variety of gatherings. The lower level features a well-equipped gym, a large TV area, a library, a shuffleboard table, and a pool table. Two guest suites are also available for visiting family and friends.

Built in 2003

## Essential Information



MLS® #	A2197811
Price	\$329,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	823
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1306, 928 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5T2

### **Amenities**

Amenities	Clubhouse, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Recreation Room, Visitor Parking, Storage
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Interior Features	Bookcases, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	38
Zoning	M-C1
HOA Fees	231
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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