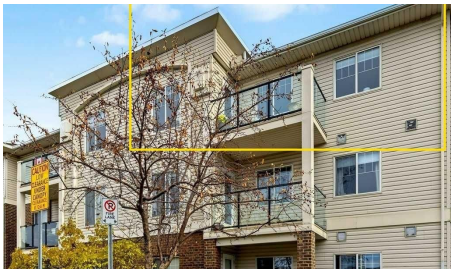
# 1301 928 Arbour Lake Road NW

Calgary | Active | MLS® A2356932

**$342,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **2004** | **1,045.4 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by CIR Realty

# A closer look

Welcome Home to this IMMACULATE, TOP FLOOR - WEST facing, ORIGINAL OWNER, 2 bed / 2 full bath condo with IN-FLOOR HEATING nestled in Calgary’s only NW Lake community - ARBOUR LAKE. Well positioned in a beautifully maintained, 55+ low-rise apartment complex, this single-level residence offers 1045 beautifully maintained square feet. You'll love the bright open plan and convenient laundry/storage room, but the breathtaking mountain and sunset views are the real show stopper. There are two generously sized bedrooms - the primary features a walk-thru closet with spacious three-piece ensuite. The main 4 piece bathroom is situated across from the second bedroom - also perfect as a home office or hobby space. Calvannah Village offers an array of sought after amenities including a clubhouse with library and games, fitness equipment, rentable guest suite, party room, and ample visitor parking. Beyond the condo residents enjoy privileged access to Arbour Lake’s pristine beaches and park/recreation areas. Top it all off with one heated, underground parking stall with adjacent storage for tires and extra gear! Just a short walk or drive to the vast shopping and dining amenities of Crowfoot Shopping Centre, the LRT, walking & bike paths. This beautifully cared for, one owner, top floor unit represents a rare opportunity to embrace refined, low maintenance living within a vibrant and sought after 55+ community. Don't delay - call your favourite Realtor to book your private viewing soon!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2356932 |
| **Bedrooms** | 2 |
| **Bathrooms** | 2 |
| **Year Built** | 2004 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Apartment-Single Level Unit |

| | |
|---|---|
| **Total Living Area:** | 1,045.4 sq. ft. |
| **Main Level Finished Area:** | 1,045.4 sq. ft. |
| **Condo Fee:** | $699.66 |
| **Condo Fee Includes:** | Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water |
| **HOA Fee Frequency:** | Annually |
| **Front Exposure:** | West |
| **Unit Exposure:** | West |
| **Floor Location:** | Top |
| **Entry Level:** | 3 |
| **Stories Total:** | 3 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls, No One Above |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 2004 (Age: 22) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 2.0 (Full:2, Half:0) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 0313111 |
| **Heating:** | In Floor |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Vinyl Siding, Wood Frame |

| | |
|---|---|
| **Structure Type:** | Low Rise (2-4 stories) |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Linoleum, Vinyl Plank |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Garage Spaces:** | 1 |
| **Parking:** | Assigned, Heated Garage, Underground |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit |
| **HOA Fee:** | $254.10 |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Northwest |
| **Condo Name:** | Calvannah Village |
| **Community:** | Arbour Lake |
| **Amenities:** | Beach Access, Clubhouse, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Recreation Facilities, Snow Removal, Storage, Visitor Parking |
| **Appliances:** | Dishwasher, Electric Oven, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| **Inclusions:** | N/A |
| **Restrictions:** | Age Restriction - 55+, Pets Not Allowed |
| **Pets Allowed:** | No |
| **Main Floor** | Balcony · 10'11" × 5'5" · |
| **Main Floor** | Bedroom - Primary · 16'2" × 11'2" · |
| **Main Floor** | Bedroom · 12'4" × 9'4" · |

| | |
|---|---|
| **Main Floor** | Dining Room · 10'8" × 10'7" · |
| **Main Floor** | Foyer · 7'7" × 6' · |
| **Main Floor** | Kitchen · 10'4" × 8'4" · |
| **Main Floor** | Laundry · 8'1" × 7'9" · |
| **Main Floor** | Living Room · 15'5" × 11'11" · |
| **Main Floor** | Walk-In Closet · 7'2" × 4'10" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Clubhouse, Lake, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows |
| **Exterior Features:** | BBQ gas line |
| **Patio And Porch Features:** | Deck |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NW |
| **Zoning:** | M-C1 |
| **Listed Date:** | Nov 06, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1301-928-arbour-lake-road-nw-calgary-a2356932/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current

information.