1311 928 Arbour Lake Road NW

Calgary | Active | MLS® A2355252

$354,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2004**	**1,160.78 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

Welcome Home to this exceptional TOP FLOOR, SW CORNER UNIT with IN-FLOOR HEATING nestled in Calgary’s only NW Lake community. Situated in a beautifully maintained, low-rise apartment complex, this single-level residence offers a refined sanctuary boasting 1,160 square feet of thoughtfully designed living space with bedrooms/bathrooms placed on opposing corners ensuring comfort and privacy for residents and guests. Recently renovated with durable LUXURY VINYL PLANK FLOORING that flows seamlessly throughout, complimented by gleaming QUARTZ COUNTERTOPS and NEWER APPLIANCES, creating a truly inviting atmosphere. A new FULL SIZED WASHER/DRYER TOWER provides convenient laundry access within your own unit, while expansive windows frame breathtaking mountain and sunset views. There are two generously sized bedrooms - the primary features a walk-thru closet and three-piece ensuite. The main 4 piece bathroom is situated beside the second bedroom perfect as a home office, hobby space or for your guests. Gather with friends and family in the bright and spacious great room warmed by a corner gas fireplace complete with a blower fan, tile surround and mantle. 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 renovated, top floor corner 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	A2355252
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:	1,160.78 sq. ft.
Main Level Finished Area:	1,160.78 sq. ft.
Condo Fee:	$770.72
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, End Unit, 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:	Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Blower Fan, Gas, Great Room, Mantle, Tile
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), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	Racks in storage locker in garage, 1 over toilet cabinet, storage cabinet in ensuite
Restrictions:	Age Restriction - 55+, Pets Not Allowed
Pets Allowed:	No

Main Floor	Balcony · 11'4" × 4'10" ·
Main Floor	Bedroom - Primary · 13'4" × 12'2" ·
Main Floor	Bedroom · 12'7" × 10'11" ·
Main Floor	Dining Room · 14'4" × 9'8" ·
Main Floor	Foyer · 6'3" × 6'1" ·
Main Floor	Kitchen · 17'9" × 16'10" ·
Main Floor	Laundry · 5'9" × 5' ·
Main Floor	Living Room · 20'8" × 16'6" ·
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:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
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:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1311-928-arbour-lake-road-nw-calgary-a2355252/

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