

206, 55 **Arbour Grove Close NW**
Calgary, Alberta

MLS # A2164172



\$329,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	845 sq.ft.	Age:	1997 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Gated, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 453
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2 d100
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: patio furniture

Charming 2 Bed, 2 Bath Condo in Arbour Lake – Your Ideal Retreat! Must see! Welcome to this beautiful condo in the sought-after community of Arbour Lake, offering the perfect blend of comfort, style, and convenience. Situated close to major routes like Stoney Trail, Crowchild Trail, and just minutes from the Crowfoot C-Train Station, this condo is perfect for anyone looking for easy city access. • Spacious Layout: The open-concept design features a central living and dining area, complete with a cozy gas fireplace, perfect for entertaining or relaxing. • Updated Kitchen: Enjoy cooking in the updated kitchen with lots of cabinets spaces. • Master Retreat: The large master bedroom boasts a walk-through closet and a private en-suite bathroom, offering a peaceful escape. • Second Bedroom & Bath: A generously sized second bedroom with natural light is situated on the opposite side of the living area for maximum privacy, along with a second full bath. • Additional Features: In-suite laundry, a massive storage room, and a private balcony add to the convenience and appeal of this unit. • Parking & Storage: Comes with a titled underground parking stall, keeping your vehicle safe year-round. • Prime Location: Walking distance to Crowfoot Crossing with shopping, dining, and entertainment options, plus access to the lake for year-round activities like boating, fishing, and ice-skating. • Fireplace: Warm up by your cozy gas fireplace in the winter • Lake Access: take advantage of exclusive access to the community lake in the summer and winter, perfect for swimming, boating, skating, ice fishing and year-round outdoor activities. • Newly renovation: new painting and new light fixtures Don't miss this opportunity to live in Calgary's award-winning lake community with all amenities at your doorstep. Book your

showing today and make this condo your new home!