

# **\$395,000 - 201, 55 Arbour Grove Close Nw, Calgary**

MLS® #A2206357

**\$395,000**

3 Bedroom, 2.00 Bathroom, 1,144 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Spacious and bright, second floor, END UNIT condo located in Arbour Lake; one of Calgary's most sought after lake side communities! This apartment features a modern, open concept floor plan with 3 bedrooms and 2 full bathrooms, a titled, underground, heated parking stall, on site bike storage and ample VISITOR PARKING! This unique floorplan includes defined living and dining spaces but also allows for options regarding your furniture placement. The galley kitchen provides maximum functionality for entertaining. A massive primary bedroom has it's own ensuite, his + hers closets and is located on the opposite side of the unit for privacy. The additional 2 bedrooms provide the flexibility for a home office, fitness or art studio. An abundance of natural light highlights the NEW VINYL PLANK FLOORING and BASEBOARDS installed in Feb. 2024. The condo includes in suite, stacked laundry and a MASSIVE STORAGE ROOM conveniently located next to the front door for easy access. Enjoy your coffee, the morning sun and the scenic views on the large, east-facing balcony! The Arbour Grove Condo Complex is just a few minutes walk to the LRT station, great schools, parks + greenspace, shopping, a theatre and all of the activities that LAKE LIFE has to offer!! So, don't miss this incredible opportunity to call this inviting space home!

Built in 1997



## Essential Information

MLS® #	A2206357
Price	\$395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,144
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	201, 55 Arbour Grove Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4K3

## Amenities

Amenities	Beach Access, Bicycle Storage, Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

## Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wall/Window Air Conditioner
Heating	Baseboard
Cooling	Window Unit(s)
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle

Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	8
Zoning	M-C2
HOA Fees	239
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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