



GRASSROOTS
REALTY GROUP

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**511, 55 Arbour Grove Close NW
Calgary, Alberta**

MLS # A2218540



\$388,800

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	1,039 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Other, Oversized, RV Access/Parking, See Remarks, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 569
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		
Inclusions:	none		

PENTHOUSE condo with CITY VIEW! This beautiful 2 bedroom, 2 bathroom condo features upgrades like built-in dining cabinets, insuite laundry with Samsung Washer & Dryer (2023), Newer LG S.S. dishwasher (2022), newer S.S. microwave (2022), freezer on the bottom fridge, glass cooktop range, murphy bed & built-in desk in 2nd bedroom, and insuite storage. THREE PARKING - One titled underground parking stall plus 2 additional surface parking stalls (one large enough for a motorhome) make it easy to park your car/truck & recreation vehicle on site! Large storage cage adjacent to underground parking. Well managed building - allows your furry friend (dogs & cats) to join you in your new home. Enjoy Arbour Lake access for recreation, fishing, and the park and clubhouse. A beautiful place to call home, close to shopping, LRT access, minutes from Stoney Trail and a short drive to the mountains. Low condo fees cover everything except electricity. Healthy Reserve Fund.