



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**405, 33 Arbour Grove Close NW
Calgary, Alberta**

MLS # A2237773



\$309,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	848 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, See Remarks, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 471
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Location, Location, Location! This beautiful 2-bedroom, 2-bathroom condo is ideally situated in the sought-after Arbour Lake community, just a short walk from the LRT station and Crowfoot Crossing Shopping Centre. Located on the 4th floor and facing northeast, this unit features stylish laminate flooring throughout. The bright and spacious living room includes a cozy fireplace and opens to a balcony where you can enjoy morning sunshine and an open view—perfect for sipping your coffee. A BBQ gas line is also installed and ready for use. The thoughtfully designed floor plan places the primary bedroom and second bedroom on opposite sides of the living room, providing added privacy. The primary suite features a walk-through closet and a 4-piece ensuite. The second full bathroom is conveniently located near the second bedroom. An oversized laundry room offers additional storage space, and your vehicle will be secure in the titled underground parking stall. Families will appreciate the close proximity to Arbour Lake School (Grades 6–9) and Robert Thirsk High School (Grades 10–12), both within walking distance. As Calgary’s only Northwest lake community, Arbour Lake offers year-round activities including swimming, boating, fishing, and ice skating. All essential amenities—restaurants, banks, shops, cinema, library, and scenic pathways—are just moments away. Don’t miss your chance to view this gem—explore more with the included 3D virtual tour!