



**GRASSROOTS**  
REALTY GROUP

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**510, 55 harbour grove Close NW  
Calgary, Alberta**

**MLS # A2281820**



**\$379,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,072 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	3.71 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 577
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** na

**Stunning Renovated Top-Floor Penthouse with Expansive Balcony** Welcome to this beautifully renovated 2 bedroom, 2 bathroom top-floor penthouse apartment, offering an exceptional blend of style, space, and comfort. Flooded with natural light from large windows, this bright and airy home features an open-concept layout designed for modern living. The updated kitchen and bathrooms showcase contemporary finishes, while the well-proportioned bedrooms include a spacious primary suite with a private ensuite. Step outside to your huge private balcony, perfect for entertaining, relaxing, or enjoying unobstructed views and sunshine. Ideally located within walking distance to shopping malls, restaurants, and the train station, this home offers unbeatable convenience and connectivity. Additional highlights include underground heated parking with 1 titled stall, ample storage, and the peace and privacy that comes with top-floor living. This property is perfect for investors, downsizers, or first-time buyers seeking a move-in-ready penthouse-style home in a highly desirable location.