



**GRASSROOTS**  
REALTY GROUP

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**117, 33 Arbour Grove Close NW  
Calgary, Alberta**

**MLS # A2128544**



**\$339,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	865 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 469
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C2 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Excellent location. Convenient main floor access. Private patio. Two bedrooms, two full baths. Ideal for roommate situation or work from home. Good size at over 850 sq ft. Ample parking with one TWO PARKING STALLS, including a titled underground stall AND an assigned outdoor stall. Laundry in the suite. Low, low condo fees include heat, water, sewer, trash. Move in ASAP. Walk to LRT, groceries and all the handy stores in Crowfoot corner. A public Library and the Crowfoot Y rec facility also nearby. Arbour Lake is an established northwest lake community offering parks, playgrounds and green spaces.