



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

MLS # A2158584



\$330,000

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

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

Inclusions: 5 mm vinyl plank flooring, neutral colour, for buyer to install

*****New flooring, installed before possession!***** Seller is installing neutral toned vinyl plank flooring in living, dining & kitchen as well as new carpet in bedrooms. 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 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. Neutral toned 5 mm vinyl plank flooring is available for buyer to install. 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.