



**215, 55 Arbour Grove Close NW
Calgary, Alberta**

MLS # A2173847



\$309,995

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	862 sq.ft.	Age:	1997 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 437
Basement:	-	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	M-C2 d100
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home		

Inclusions: None

Welcome to this beautiful condo located in the heart of Arbour lake, a sought-after community in Northwest Calgary. With its stunning lake and modern amenities. This property is perfect for those seeking a relaxing and convenient lifestyle. Fantastic opportunity for the first-time home owner or investment in this lovely condo. Available for quick possession. Upon entering you are greeted with the open concept floor plan featuring a great-sized living room with dining area. The kitchen features a lot of cabinets for maximum storage. The master bedroom features a walk-through closet and its own ensuite bathroom. The second bedroom also has its own full bathroom. The ensuite laundry also has a big storage space. Assigned surface parking stall is conveniently located close to the front door. This complex is quiet, clean and well managed. Walking distance to C-Train station for easy access to downtown - Steps away from major banks, restaurants, shopping, and YMCA - Close proximity to schools, making it an ideal choice for families. Don't miss out on this incredible opportunity to own a piece of paradise in Arbour Lake! Contact us today to schedule a private viewing!