



GRASSROOTS
REALTY GROUP

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**317, 55 Arbour Grove Close NW
Calgary, Alberta**

MLS # A2211436



\$399,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,148 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 605
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Storage		

Inclusions: N/A

Welcome to this 1148 sqft, sunny and spacious 3 bedroom, 2 full bathroom SW END UNIT, which comes with TWO PARKINGS (one in heated underground parkade, the other is a convenient ground stall close to the side entrance). The building is located in the family friendly lake community of Arbour Lake. Vibrant Crowfoot Mall is just at the door step. LRT station, play ground, public library and the lake are all within a short walk. The unit has been recently renovated with LVP flooring, quartz counter tops, fresh paint, new stove and more. Stepping into this welcoming space, you will immediately feel at home. The open-concept layout creates a seamless flow between the living, dining, and kitchen areas. Large SW facing windows let abundant natural lights pouring in all day long. The unit offers secured bike storage room, huge in-unit storage room and ample cabinet spaces. The primary bedroom boasts a cozy sitting area and a private ensuite bathroom. Residents enjoy exclusive access to the community's pristine lake, variety of water activities. The community offers a range of amenities, including parks, playgrounds, and walking paths, ensuring there's always something to do for residents of all ages. With easy access to major transportation routes, LRT, shopping centers, schools, and recreational facilities, this unit offers the perfect combination of convenience and tranquility. Don't miss the opportunity to make this bright and beautiful unit your new home.