

**206, 55      Arbour Grove Close NW**  
**Calgary, Alberta**

**MLS # A2164172**



**\$329,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	845 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Gated, Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 453
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:**    patio furniture

Charming 2 Bed, 2 Bath Condo in Arbour Lake &ndash; Your Ideal Retreat! Must see! Welcome to this beautiful condo in the sought-after community of Arbour Lake, offering the perfect blend of comfort, style, and convenience. Situated close to major routes like Stoney Trail, Crowchild Trail, and just minutes from the Crowfoot C-Train Station, this condo is perfect for anyone looking for easy city access. &bull; Spacious Layout: The open-concept design features a central living and dining area, complete with a cozy gas fireplace, perfect for entertaining or relaxing. &bull; Updated Kitchen: Enjoy cooking in the updated kitchen with lots of cabinets spaces. &bull; Master Retreat: The large master bedroom boasts a walk-through closet and a private en-suite bathroom, offering a peaceful escape. &bull; Second Bedroom & Bath: A generously sized second bedroom with natural light is situated on the opposite side of the living area for maximum privacy, along with a second full bath. &bull; Additional Features: In-suite laundry, a massive storage room, and a private balcony add to the convenience and appeal of this unit. &bull; Parking & Storage: Comes with a titled underground parking stall, keeping your vehicle safe year-round. &bull; Prime Location: Walking distance to Crowfoot Crossing with shopping, dining, and entertainment options, plus access to the lake for year-round activities like boating, fishing, and ice-skating. &bull; Fireplace: Warm up by your cozy gas fireplace in the winter &bull; Lake Access: take advantage of exclusive access to the community lake in the summer and winter, perfect for swimming, boating, skating, ice fishing and year-round outdoor activities. &bull; Newly renovation: new painting and new light fixtures Don't miss this opportunity to live in Calgary's award-winning lake community with all amenities at your doorstep. Book your

showing today and make this condo your new home!