

\$599,900 - 33 Arbour Cliff Close Nw, Calgary

MLS® #A2093055

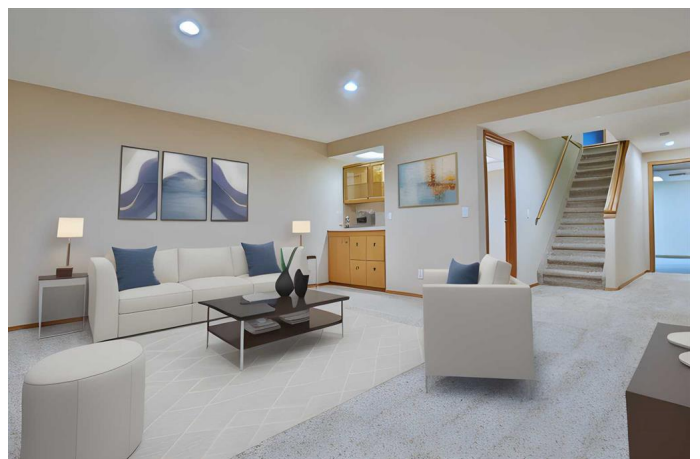
\$599,900

3 Bedroom, 3.00 Bathroom, 1,229 sqft

Residential on 0.09 Acres

Arbour Lake, Calgary, Alberta

You won't want to miss out on this chance to make your home in the exclusive villa complex of ARBOUR CLIFF in Northwest Calgary's only lake community. Available for quick possession, this bright & airy bungalow enjoys extensive hardwood floors, eat-kitchen with granite countertops, 3 bedrooms & recent improvements include the roof, windows, furnace & hot water tank...& the icing on the cake is the monthly maintenance fees takes care of both grass cutting & snow removal! Wonderful open concept living/dining room with an expanse of vaulted ceilings & bathed in natural light, leading into the oak kitchen with stainless steel appliances - including a Bosch dishwasher, & dining nook with access onto the backyard deck. Main floor has 2 bedrooms highlighted by the great-sized master with walk-in closet & ensuite with granite-topped double vanities & private access into the adjoining 2nd full bath with its shower/tub combo & granite counters. The lower level is finished with a big 3rd bedroom, bathroom with shower & games/rec room with fireplace & wet bar, plus loads of extra space for storage. The furnace was replaced in 2022 & the windows from 2021-2022. The Arbour Lake Residents Club & the lake are just moments away, with its beaches, tennis courts & playground, & the site of year-round community activities: fishing & boating, ice skating & more! Prime location within walking distance to bus stops, close to neighbourhood schools & the shopping, restaurants & LRT at



Crowfoot Centre are all within easy reach.

Built in 1993

Essential Information

MLS® #	A2093055
Price	\$599,900
Sold Price	\$600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,229
Acres	0.09
Year Built	1993
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	33 Arbour Cliff Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3W5

Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front

Interior

Interior Features	Central Vacuum, Double Vanity, Granite Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garburator, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Recreation Room, Tile
# of Stories	1
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 17th, 2023
Date Sold	November 21st, 2023
Days on Market	4
Zoning	R-C2
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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