

\$377,000 - 317, 55 Arbour Grove Close Nw, Calgary

MLS® #A2107712

\$377,000

2 Bedroom, 2.00 Bathroom, 1,142 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Introducing Unit 317 at 55 Arbour Grove Close NW, a spacious and inviting 2 bedroom + 1 Den/Office, 2 full bathroom apartment located in the serene community of Arbour Lake, Calgary. This exceptional unit offers a perfect blend of comfort, convenience, and community living. Step into this welcoming space and immediately feel at home. The open-concept layout creates a seamless flow between the living, dining, and kitchen areas, providing an ideal space for both relaxation and entertaining. Large windows flood the interior with natural light, creating a bright and airy ambiance throughout. Ample cabinet space, and a convenient breakfast bar. Whether you're preparing a family meal or hosting guests, this kitchen is sure to impress. Two bedrooms offer ample space for the whole family & A Den can be used as a home office, gym, or hobby room to suit your lifestyle needs. The primary bedroom boasts a private ensuite bathroom, providing a peaceful retreat at the end of the day. What sets this apartment apart is its location in the vibrant community of Arbour Lake. Residents enjoy exclusive access to the community's pristine lake, enjoy a variety of water activities. Additionally, 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(Crowfoot LRT Station), shopping centers, schools, and recreational facilities, this unit offers the



perfect combination of convenience and tranquility. Don't miss the opportunity to make this spacious apartment your new home.

Built in 1997

Essential Information

MLS® #	A2107712
Price	\$377,000
Sold Price	\$370,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,142
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	317, 55 Arbour Grove Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4K3

Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	2
Parking	Leased, Outside, Parkade, Titled

Interior

Interior Features	No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas

Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stone, Stucco, Wood Frame

Additional Information

Date Listed	February 15th, 2024
Date Sold	February 29th, 2024
Days on Market	14
Zoning	M-C2 d100
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Sunflower Realty & Property Management Inc.
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