

\$599,900 - 318 Arbour Cliff Close Nw, Calgary

MLS® #A2109056

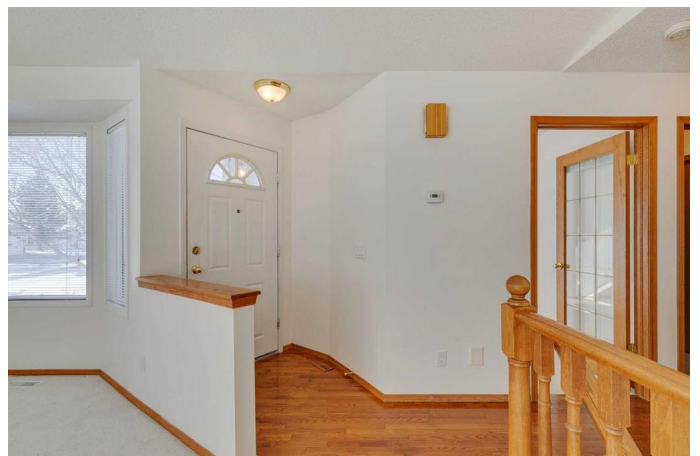
\$599,900

3 Bedroom, 3.00 Bathroom, 1,280 sqft

Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

It doesn't get any better than this! Capitalizing on the best of both worlds, this villa style home provides you with the privacy of single family living while eliminating the need to shovel snow and cut grass! With over 2200 sq.ft of developed living space, this spacious bungalow sits on a great lot siding the greenspace/courtyard. As you walk into the home, you are greeted by the vaulted ceiling & plenty of windows plus brand-new carpet installed throughout most of the main floor. The living and dining area are well sized and a great place to entertain w/an abundance of natural light. Functional kitchen is off the back of the home w/eat-in dining space and a patio door leading out to a large deck. Master bedroom is very spacious and will easily accommodate all your furniture plus a walk-in closet and a 3-pc ensuite with walk-in shower makes life easy. 2nd bedroom on the main floor w/nice window is great for your guests or use as a den plus the 4-pc bathroom is just across the hall. Laundry is on the main floor so no need to worry about stairs. Fully finished basement w/huge rec room and a cozy gas fireplace is the perfect spot to relax. 3rd bedroom, 3rd full bathroom and huge storage space finishes off the space. There is a wonderful sense of community here w/great neighbours. Location can't be beat! Minutes away to shopping, restaurants, YMCA and the Crowfoot library keep all your amenities close by. THIS IS NOT A CONDO! \$144/mth HOA fee covers snow removal and lawn care. No



age restrictions

Built in 1992

Essential Information

MLS® #	A2109056
Price	\$599,900
Sold Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,280
Acres	0.10
Year Built	1992
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	318 Arbour Cliff Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3W5

Amenities

Amenities	Park
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Laminate Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Corner Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 27th, 2024
Days on Market	19
Zoning	R-C2
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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