

\$289,900 - 313, 55 Arbour Grove Close Nw, Calgary

MLS® #A2110899

\$289,900

2 Bedroom, 2.00 Bathroom, 841 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

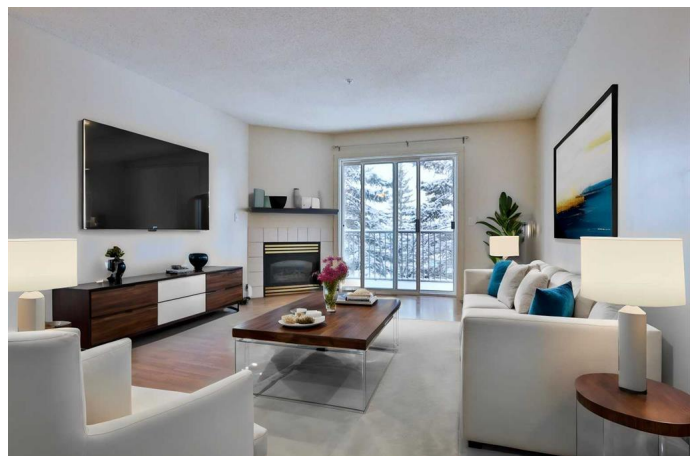
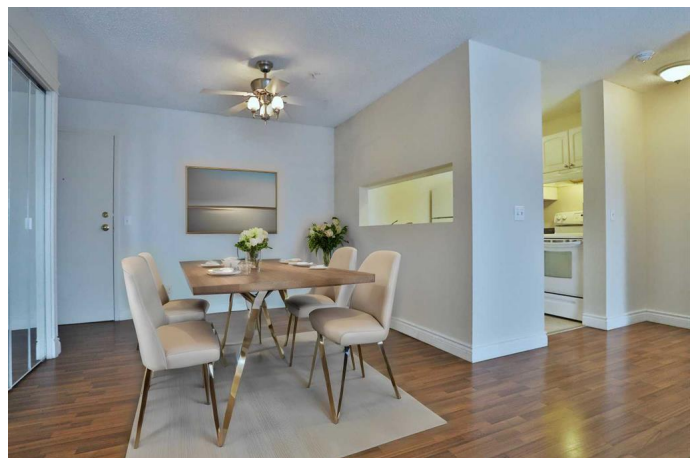
Fantastic opportunity for the first-time home owner or investment in this lovely condo in the ARBOUR GROVE project in the Northwest Calgary lake community of Arbour Lake. Available for quick possession, this spacious 2 bedroom unit enjoys laminate floors throughout, 2 full bathrooms, titled underground parking & covered Southwest-facing balcony. Terrific open concept floorplan featuring great-sized living room with corner fireplace, large dining room & white galley-style kitchen with white appliances & loads of cabinet space. The master bedroom has a walkthru closet into its own bathroom with tile floors & shower/bathtub. For added privacy, the 2nd bedroom & 2nd full bath are on the opposite side of the condo. Large insuite laundry/storage with shelving & full-size washer & dryer. In the heated underground parkade, your parking stall is ideally located just steps from the elevator. Monthly condo fees include heat & water-sewer. Prime location within walking distance to bus stops, only minutes to the LRT & quick easy access to all the amenities in Crowfoot Centre...restaurants, theatres, shopping, services, library & YMCA.

Built in 1997

Essential Information

MLS® # A2110899

Price \$289,900



Sold Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	841
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	313, 55 Arbour Grove Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4K3

Amenities

Amenities	Elevator(s), Secured Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Ceiling Fan(s), Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	5
Basement	None

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle

Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2024
Date Sold	March 7th, 2024
Days on Market	2
Zoning	M-C2 d100
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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