

\$309,900 - 206, 55 Arbour Grove Close Nw, Calgary

MLS® #A2164172

\$309,900

2 Bedroom, 2.00 Bathroom, 845 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Charming 2 Bed, 2 Bath Condo in Arbour Lake
â€œ 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.

â€¢ Spacious Layout: The open-concept design features a central living and dining area, complete with a cozy gas fireplace, perfect for entertaining or relaxing.

â€¢ Updated Kitchen: Enjoy cooking in the updated kitchen with lots of cabinets spaces.

â€¢ Master Retreat: The large master bedroom boasts a walk-through closet and a private en-suite bathroom, offering a peaceful escape.

â€¢ 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.

â€¢ Additional Features: In-suite laundry, a massive storage room, and a private balcony add to the convenience and appeal of this unit.

â€¢ Parking & Storage: Comes with a titled underground parking stall, keeping your vehicle safe year-round.

â€¢ 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.

â€¢ Fireplace: Warm up by your cozy gas fireplace in the winter

â€¢ 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.

â€¢ 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!

Built in 1997

Essential Information

MLS® #	A2164172
Price	\$309,900
Sold Price	\$302,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	845
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	206, 55 Arbour Grove Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3G 4K3

Amenities

Amenities Park

Parking Spaces 1

Parking Titled, Underground, Assigned, Gated, Heated Garage

Interior

Interior Features No Smoking Home, No Animal Home

Appliances Dishwasher, Refrigerator, Electric Range, ENERGY STAR Qualified Dishwasher, Washer/Dryer Stacked

Heating Baseboard

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Family Room

of Stories 5

Exterior

Exterior Features Balcony, Garden

Construction Wood Frame, Stucco

Additional Information

Date Listed September 12th, 2024

Date Sold November 18th, 2024

Days on Market 67

Zoning M-C2 d100

HOA Fees 210.00

HOA Fees Freq. ANN

Listing Details

Listing Office First Place Realty

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