

\$349,900 - 501, 33 Arbour Grove Close Nw, Calgary

MLS® #A2177854

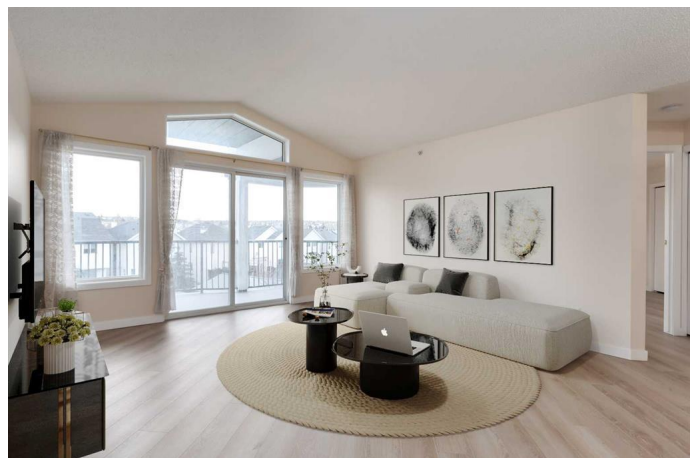
\$349,900

3 Bedroom, 2.00 Bathroom, 1,143 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Step into MODERN COMFORT in the heart of Arbour Lake, one of Calgary's most sought-after LAKE communities in the North-West. This exquisite 1,142 sq. ft. TOP FLOOR condominium offers a seamless blend of modern sophistication and serene surroundings. Boasting 3 bedrooms, 2 bathrooms, a titled underground parking stall, and 2 storage units, this home delivers the PINNACLE of contemporary comfort. The open-concept layout with VAULTED CEILINGS creates an inviting space where the kitchen, dining, and living areas flow together beautifully, perfect for both everyday living and STYLISH entertaining. A standout feature of this UPDATED CONDO is the large corner balcony—a tranquil retreat with GREAT VIEWS of the Calgary downtown skyline and walking pathways. Inside, BRAND NEW light wood luxury vinyl plank floors and trims provide a warm, timeless foundation, while elegant FRESHLY PAINTED neutral walls complement the space's refined design. The NEWLY RENOVATED gourmet kitchen is a chef's dream, featuring ALL NEW electric range, refrigerator, dishwasher, pristine white shaker cabinetry, and durable countertops. Whether you're hosting guests or enjoying a quiet night in, this kitchen delivers both style and function. The second and third bedrooms offers versatility—ideal as a guest bedroom, home office, or personal gym—while the nearby updated 4-piece bath is convenient and beautifully appointed.



In-suite laundry is tucked away for convenience, adding a practical touch to this ELEGANT home. The large primary bedroom is a true private RETREAT, featuring 2 spacious closets and large windows to invite natural light and tranquil views. Pamper yourself in the primary ensuite bathroom, complete with an updated vanity and faucet, durable countertops, and a soaker tub and shower combo. Nestled in a quiet location and neighborhood, this condo offers easy access to the Crowfoot Crossing shopping centre, the community lake, and many more amenities. Arbour Lake is a picturesque and family-friendly community located in Calgary's North-West. Known for its beautiful lake, residents enjoy exclusive access to year-round activities like swimming, fishing, and skating. The community blends natural beauty with urban convenience, offering STUNNING views of the Rocky Mountainsâ€”and short drive to as well, plenty of green spaces, and pathways for outdoor recreation. Arbour Lake is also well-connected, with nearby schools, shopping centers, and easy access to major roadways and public transit. Its strong sense of community and desirable amenities make it one of Calgaryâ€™s most sought-after neighborhoods. DON'T MISS your chance to experience this EXCEPTIONAL propertyâ€”CALL TODAY to book your PRIVATE TOUR!!

Built in 1997

Essential Information

MLS® #	A2177854
Price	\$349,900
Sold Price	\$360,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	1,143
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	501, 33 Arbour Grove Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4K2

Amenities

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

Interior

Interior Features	Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard, Storage
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2024
Date Sold	November 18th, 2024

Days on Market	11
Zoning	M-C2
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.