



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**33 ARBOUR GROVE Close #117, Calgary T3G 4K2**

MLS® #: **A2158584**

Area: **Arbour Lake**

Listing Date: **08/17/24**

List Price: **\$330,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1997**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **865**  
Low Sqft:  
Ttl Sqft: **865**

DOM

**32**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Stall,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard,Hot Water**  
Sewer:  
Ext Feat: **None**

Construction: **Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat: **See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`0" x 16`2"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`11" x 11`8"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>5`0" x 7`5"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 7`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`1" x 4`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`11" x 7`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`7" x 7`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`0" x 10`2"</b>

Legal/Tax/Financial

Condo Fee:  
**\$469**

Title:  
**Fee Simple**

Zoning:  
**M-C2 d100**

Fee Freq:  
**Monthly**

Legal Desc: **9712202**

Remarks

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Pub Rmks: **Excellent location. Convenient main floor access. Private patio. Two bedrooms, two full baths. Ideal for roommate situation or work from home. Good size at over 850 sq ft. Ample parking with TWO PARKING STALLS, including a titled underground stall AND an assigned outdoor stall. Laundry in the suite. Low, low condo fees include heat, water, sewer, trash. Move in ASAP. Neutral toned 5 mm vinyl plank flooring is available for buyer to install. Walk to LRT, groceries and all the handy stores in Crowfoot corner. A public Libray and the Crowfoot Y rec facility also nearby. Arbour Lake is an established northwest lake community offering parks, playgrounds and green spaces.**

Inclusions: **5 mm vinyl plank flooring, neutral colour, for buyer to install**

Property Listed By: **Real Estate Solutions Ltd.**

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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**