



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 ARBOUR GROVE Close #215, Calgary T3G4K3**

MLS® #: **A2173847**

Area: **Arbour Lake**

Listing Date: **10/18/24**

List Price: **\$309,995**

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:

Access:

Lot Feat:  
Park Feat: **Off Street, Stall**

Finished Floor Area

Abv Sqft: **862**  
Low Sqft:  
Ttl Sqft: **862**

DOM

**34**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Playground**

Construction: **Stone, Wood Frame**  
Flooring: **Ceramic Tile, Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer**  
Int Feat: **Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11' 8" x 10' 11"	Walk-In Closet	Main	7' 6" x 3' 5"
4pc Ensuite bath	Main	7' 5" x 5' 0"	Bedroom	Main	16' 2" x 9' 0"
3pc Bathroom	Main	7' 5" x 4' 11"	Laundry	Main	5' 2" x 7' 5"
Entrance	Main	5' 3" x 3' 6"	Kitchen	Main	8' 4" x 7' 6"
Dining Room	Main	7' 11" x 9' 6"	Living Room	Main	16' 0" x 10' 3"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$437

Fee Simple

M-C2 d100

Fee Freq:

Monthly

Legal Desc: 9712202

Remarks

Pub Rmks: **Welcome to this beautiful condo located in the heart of Arbour lake, a sought-after community in Northwest Calgary. With its stunning lake and modern amenities. This property is perfect for those seeking a relaxing and convenient lifestyle. Fantastic opportunity for the first-time home owner or investment in this lovely condo. Available for quick possession. Upon entering you are greeted with the open concept floor plan featuring a great-sized living room with dining area. The kitchen features a lot of cabinets for maximum storage. The master bedroom features a walk-through closet and its own ensuite bathroom. The second bedroom also has its own full bathroom. The insuite laundry also has a big storage space. Assigned surface parking stall is conveniently located close to the front door. This complex is quiet, clean and well managed. Walking distance to C-Train station for easy access to downtown - Steps away from major banks, restaurants, shopping, and YMCA - Close proximity to schools, making it an ideal choice for families. Don't miss out on this incredible opportunity to own a piece of paradise in Arbour Lake! Contact us today to schedule a private viewing!**

Inclusions: **None**

Property Listed By: **Real Estate Professionals Inc.**

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







