



THE
A-TEAM

**RE/MAX
FIRST**

55 ARBOUR GROVE Close #215, Calgary T3G4K3

MLS® #: **A2181968**

Area: **Arbour Lake**

Listing Date: **12/04/24**

List Price: **\$308,000**

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:

Access:

Lot Feat:

Park Feat:

Off Street, Stall

Finished Floor Area

Abv Sqft: **862**

Low Sqft:

Ttl Sqft: **862**

DOM

49

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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







