



THE
A-TEAM

**RE/MAX
FIRST**

55 ARBOUR GROVE Close #105, Calgary T3G4K3

MLS®#: **A2183383** Area: **Arbour Lake** Listing Date: **12/12/24** List Price: **\$300,000**
 Status: **Pending** 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: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **849**
 Low Sqft:
 Ttl Sqft: **849**

DOM

9

Layout

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

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Electric Oven,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,Chandelier,Closet Organizers,High Ceilings,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	5`0" x 7`4"	4pc Ensuite bath	Main	5`0" x 7`7"
Bedroom	Main	9`8" x 11`1"	Dining Room	Main	8`7" x 11`7"
Kitchen	Main	8`3" x 7`6"	Living Room	Main	15`9" x 12`3"
Bedroom - Primary	Main	13`9" x 11`2"			

Legal/Tax/Financial

Condo Fee: **\$429** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **9712202**

Remarks

Pub Rmks: **OPEN HOUSE Sunday 1-3! CHECK OUT THE 3D WALKTHROUGH. Nestled in the highly sought-after community of Arbour Lake, this stunning ground-floor unit offers the perfect combination of comfort, convenience, and modern upgrades. Featuring two generously sized bedrooms and two full bathrooms, this home is ideal for professionals, small families, or those looking to downsize without compromising on style and space. The kitchen, beautifully renovated in 2018, boasts soft-close cabinetry, sleek countertops, and a contemporary design that will make every meal preparation a delight. Paired with updated flooring throughout and no carpet anywhere in the unit, this home is as easy to maintain as it is to enjoy. Adding to its practicality is a large storage room with a convenient stackable washer and dryer, ensuring all your laundry and storage needs are easily met. Perhaps one of the best features of this property is its unbeatable access. With two assigned parking stalls located directly in front of your patio, bringing in shopping or enjoying the privacy of this easy-access unit has never been more effortless. Residents of Arbour Lake benefit from lake access through the HOA fee, offering year-round enjoyment of this serene and picturesque community amenity. Plus, with all the shopping, dining, and entertainment you could want just a short walk away, this location truly has it all. Whether you're looking for modern upgrades, easy living, or a vibrant and convenient community, this home in Arbour Lake is an opportunity you won't want to miss!**

Inclusions:
Property Listed By: **N/A
CIR Realty**

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





