

# \$395,000 - 201, 55 Arbour Grove Close Nw, Calgary

MLS® #A2206357

**\$395,000**

3 Bedroom, 2.00 Bathroom, 1,144 sqft  
Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Spacious and bright, second floor, END UNIT condo located in Arbour Lake; one of Calgary's most sought after lake side communities! This apartment features a modern, open concept floor plan with 3 bedrooms and 2 full bathrooms, a tiled, underground, heated parking stall, on site bike storage and ample VISITOR PARKING! This unique floorplan includes defined living and dining spaces but also allows for options regarding your furniture placement. The galley kitchen provides maximum functionality for entertaining. A massive primary bedroom has it's own ensuite, his + hers closets and is located on the opposite side of the unit for privacy. The additional 2 bedrooms provide the flexibility for a home office, fitness or art studio. An abundance of natural light highlights the NEW VINYL PLANK FLOORING and BASEBOARDS installed in Feb. 2024. The condo includes in suite, stacked laundry and a MASSIVE STORAGE ROOM conveniently located next to the front door for easy access. Enjoy your coffee, the morning sun and the scenic views on the large, east-facing balcony! The Arbour Grove Condo Complex is just a few minutes walk to the LRT station, great schools, parks + greenspace, shopping, a theatre and all of the activities that LAKE LIFE has to offer!! So, don't miss this incredible opportunity to call this inviting space home!

Built in 1997



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2206357          |
| Price          | \$395,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,144             |
| Acres          | 0.00              |
| Year Built     | 1997              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 201, 55 Arbour Grove Close Nw |
| Subdivision | Arbour Lake                   |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3G 4K3                       |

## Amenities

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

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Open Floorplan, Storage  |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wall/Window Air Conditioner |
| Heating           | Baseboard  |
| Cooling           | Window Unit(s)   |
| # of Stories      | 4  |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |

|              |                           |
|--------------|---------------------------|
| Construction | Stone, Stucco, Wood Frame |
| Foundation   | Poured Concrete           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 12              |
| Zoning         | M-C2            |
| HOA Fees       | 239             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.