

511, 55 Arbour Grove Close NW

Calgary, Alberta

MLS # A2218540



\$388,800

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|-------------|---|--------|-------------------|
| Division: | Arbour Lake | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Penthouse | | |
| Size: | 1,039 sq.ft. | Age: | 1997 (28 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Additional Parking, Other, Oversized, RV Access/Parking, See Remarks, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |
| Heating: | Hot Water, Natural Gas | | Water: - |
| Floors: | Carpet, Vinyl Plank | | Sewer: - |
| Roof: | Asphalt Shingle | | Condo Fee: \$ 569 |
| Basement: | - | | LLD: - |
| Exterior: | Stucco, Wood Frame | | Zoning: M-C2 |
| Foundation: | Poured Concrete | | Utilities: - |
| Features: | Bookcases, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s) | | |
| Inclusions: | none | | |

PENTHOUSE condo with CITY VIEW! This beautiful 2 bedroom, 2 bathroom condo features upgrades like built-in dining cabinets, insuite laundry with Samsung Washer & Dryer (2023), Newer LG S.S. dishwasher (2022), newer S.S. microwave (2022), freezer on the bottom fridge, glass cooktop range, murphy bed & built-in desk in 2nd bedroom, and insuite storage. THREE PARKING - One titled underground parking stall plus 2 additional surface parking stalls (one large enough for a motorhome) make it easy to park your car/truck & recreation vehicle on site! Large storage cage adjacent to underground parking. Well managed building - allows your furry friend (dogs & cats) to join you in your new home. Enjoy Arbour Lake access for recreation, fishing, and the park and clubhouse. A beautiful place to call home, close to shopping, LRT access, minutes from Stoney Trail and a short drive to the mountains. Low condo fees cover everything except electricity. Healthy Reserve Fund.