

# \$399,900 - 317, 55 Arbour Grove Close Nw, Calgary

MLS® #A2211436

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,148 sqft  
Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Welcome to this 1148 sqft, sunny and spacious 3 bedroom, 2 full bathroom SW END UNIT, which comes with TWO PARKINGS (one in heated underground parkade, the other is a convenient ground stall close to the side entrance). The building is located in the family friendly lake community of Arbour Lake. Vibrant Crowfoot Mall is just at the door step. LRT station, play ground, public library and the lake are all within a short walk. The unit has been recently renovated with LVP flooring, quartz counter tops, fresh paint, new stove and more. Stepping into this welcoming space, you will immediately feel at home. The open-concept layout creates a seamless flow between the living, dining, and kitchen areas. Large SW facing windows let abundant natural lights pouring in all day long. The unit offers secured bike storage room, huge in-unit storage room and ample cabinet spaces. The primary bedroom boasts a cozy sitting area and a private ensuite bathroom. Residents enjoy exclusive access to the community's pristine lake, variety of water activities. The community offers a range of amenities, including parks, playgrounds, and walking paths, ensuring there's always something to do for residents of all ages. With easy access to major transportation routes, LRT, shopping centers, schools, and recreational facilities, this unit offers the perfect combination of convenience and tranquility. Don't miss the opportunity to make this bright and beautiful unit your new home.



Built in 1997

## Essential Information

MLS® #	A2211436
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,148
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	317, 55 Arbour Grove Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4K3

## Amenities

Amenities	Visitor Parking, Elevator(s)
Parking Spaces	2
Parking	Underground, Parkade, Stall

## Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
-------------------	---------

Construction Stone, Stucco, Wood Frame

### **Additional Information**

Date Listed April 15th, 2025

Days on Market 19

Zoning M-C2

HOA Fees 231

HOA Fees Freq. ANN

### **Listing Details**

Listing Office Skyrock

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.