

**215, 55 Arbour Grove Close NW  
Calgary, Alberta**

**MLS # A2163464**



**\$315,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	862 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 437
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	M-C2 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home		

**Inclusions:** None

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!