

**117, 33 Arbour Grove Close NW
Calgary, Alberta**

MLS # A2176887



\$329,000

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	865 sq.ft.	Age:	1997 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2 d100
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Sparkling clean and move-in ready! New flooring throughout. Neutral tones. Convenient main floor access. Private patio. Two bedrooms, two full baths. Two parking stalls. One is titled and underground, the other is assigned and above ground. Good size at over 850 sq ft. Laundry in the suite. Low, low condo fees include heat, water, sewer, trash. Move in ASAP. Walk to LRT, groceries and all the handy stores in Crowfoot corner. A public Libray and the Crowfoot Y rec facility also nearby. Arbour Lake is an established northwest lake community offering parks, playgrounds and green spaces.