



## 55 Arbour Grove Close NW Calgary Alberta

\$329,900

Charming 2 Bed, 2 Bath Condo in Arbour Lake - Your Ideal Retreat! Must see! Welcome to this beautiful condo in the sought-after community of Arbour Lake, offering the perfect blend of comfort, style, and convenience. Situated close to major routes like Stoney Trail, Crowchild Trail, and just minutes from the Crowfoot C-Train Station, this condo is perfect for anyone looking for easy city access.

**Spacious Layout:** The open-concept design features a central living and dining area, complete with a cozy gas fireplace, perfect for entertaining or relaxing.

**Updated Kitchen:** Enjoy cooking in the updated kitchen with lots of cabinets spaces.

**Master Retreat:** The large master bedroom boasts a walk-through closet and a private en-suite bathroom, offering a peaceful escape.

**Second Bedroom & Bath:** A generously sized second bedroom with natural light is situated on the opposite side of the living area for maximum privacy, along with a second full bath.

**Additional Features:** In-suite laundry, a massive storage room, and a private balcony add to the convenience and appeal of this unit.

**Parking & Storage:** Comes with a titled underground parking stall, keeping your vehicle safe year-round.

**Prime Location:** Walking distance to Crowfoot Crossing with shopping, dining, and entertainment options, plus access to the lake for year-round activities like boating, fishing, and ice-skating.

**Fireplace:** Warm up by your cozy gas fireplace in the winter.

**Lake Access:** take advantage of exclusive access to the community lake in the summer and winter, perfect for swimming, boating, skating, ice fishing and year-round outdoor activities.

**Newly renovation:** new painting and new light fixtures

Don't miss this opportunity to live in Calgary's award-winning lake community with all amenities at your doorstep. Book your showing today and make this condo your new home! (id:6769)

4pc Bathroom 4.92 Ft x 7.42 Ft  
 Primary Bedroom 13.67 Ft x 11.08 Ft  
 Kitchen 7.92 Ft x 8.67 Ft  
 Living room 15.25 Ft x 12.25 Ft  
 Other 6.67 Ft x 12.25 Ft

Bedroom 9.75 Ft x 11.08 Ft  
 4pc Bathroom 7.33 Ft x 4.92 Ft  
 Dining room 9.33 Ft x 11.42 Ft  
 Other 8.42 Ft x 3.92 Ft  
 Laundry room 6.00 Ft x 7.17 Ft

Listing Presented By:



Originally Listed by:  
 First Place Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
 T2R 0B3

Phone: 403-969-0267  
 arobinson@cirrealty.ca