



## 33 Arbour Grove Close Calgary Alberta

\$349,900

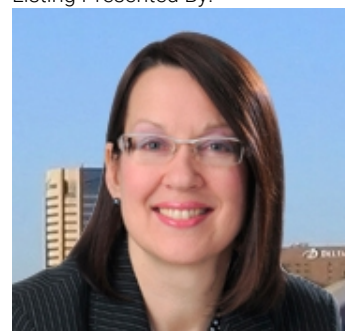
Step into MODERN COMFORT in the heart of Arbour Lake, one of Calgary's most sought-after LAKE communities in the North-West. This exquisite 1,142 sq. ft. TOP FLOOR condominium offers a seamless blend of modern sophistication and serene surroundings. Boasting 3 bedrooms, 2 bathrooms, a titled underground parking stall, and 2 storage units, this home delivers the PINNACLE of contemporary comfort. The open-concept layout with VAULTED CEILINGS creates an inviting space where the kitchen, dining, and living areas flow together beautifully, perfect for both everyday living and STYLISH entertaining. A standout feature of this UPDATED CONDO is the large corner balcony—a tranquil retreat with GREAT VIEWS of the Calgary downtown skyline and walking pathways. Inside, BRAND NEW light wood luxury vinyl plank floors and trims provide a warm, timeless foundation, while elegant FRESHLY PAINTED neutral walls complement the space's refined design. The NEWLY RENOVATED gourmet kitchen is a chef's dream, featuring ALL NEW electric range, refrigerator, dishwasher, pristine white shaker cabinetry, and durable countertops. Whether you're hosting guests or enjoying a quiet night in, this kitchen delivers both style and function. The second and third bedrooms offers versatility—ideal as a guest bedroom, home office, or personal gym—while the nearby updated 4-piece bath is convenient and beautifully appointed. In-suite laundry is tucked away for convenience, adding a practical touch to this ELEGANT home. The large primary bedroom is a true private RETREAT, featuring 2 spacious closets and large windows to invite natural light and tranquil views. Pamper yourself in the primary ensuite bathroom, complete with an updated vanity and faucet, durable countertops, and a soaker tub and shower combo. Nestled in a quiet location and neighborhood, this condo offers easy access to the Crowfoot Crossi...

4pc Bathroom 4.92 Ft x 7.50 Ft  
 4pc Bathroom 7.92 Ft x 5.00 Ft  
 Bedroom 11.08 Ft x 16.00 Ft  
 Bedroom 9.67 Ft x 12.17 Ft  
 Dining room 12.58 Ft x 6.50 Ft

Kitchen 7.58 Ft x 8.17 Ft  
 Living room 21.92 Ft x 19.08 Ft  
 Primary Bedroom 10.92 Ft x 18.67 Ft  
 Storage 10.92 Ft x 5.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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