



## 220 Arbour Grove Close Calgary Alberta

\$599,900

\*\*\* 220 Arbour Grove Close NW \*\*\* Very convenient location , walk to Crowfoot C-train station , easy access to Crowchild Tr & Stoney Tr , walk to shopping and restaurants . Lovely 2 storey Sterling built home with a full finished basement , features 3 + 1 bedrooms , 2 1/2 baths , ensuite master bedroom , large island in the spacious kitchen with all brand new quartz counter top , faucet and sink , gas stove , main floor laundry , over sized maintenance free composite deck , house is backing on to a green belt . Tons of upgrades are all brand new in 2024 including vinyl plank floor , the carpet , new painting , re-paint all trim / door / cabinet door , all fence and deck , new door handle , new / newer lighting etc. Newer roof in 2019 . Perfect property for the first time buyer or investor . Won't last , call your agent today! (id:6769)

Other 19.50 Ft x 11.42 Ft

Bedroom 9.92 Ft x 11.83 Ft

Storage 7.67 Ft x 5.67 Ft

Other 4.75 Ft x 6.58 Ft

Living room 13.83 Ft x 12.58 Ft

Other 10.17 Ft x 12.58 Ft

Dining room 9.83 Ft x 13.42 Ft

2pc Bathroom 4.42 Ft x 6.00 Ft

Laundry room 5.33 Ft x 6.00 Ft

Bedroom 9.92 Ft x 9.33 Ft

Bedroom 9.25 Ft x 9.42 Ft

3pc Bathroom 5.42 Ft x 7.75 Ft

Primary Bedroom 13.00 Ft x 11.58 Ft

Other 8.00 Ft x 3.25 Ft

4pc Bathroom 4.92 Ft x 7.50 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty

**RE/MAX Realty Professionals**

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