



33 Arbour Grove Close Calgary Alberta

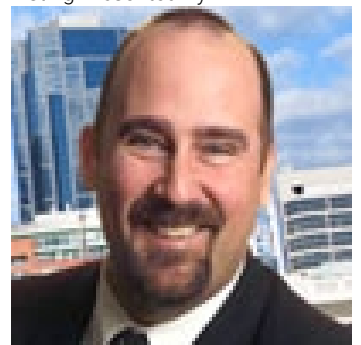
\$250,000

BEST-PRICED UNIT in NW Calgary-an exceptional opportunity for buyers looking for unbeatable value ! Welcome to this beautifully maintained top-floor condo unit. Featuring numerous recent updates in a PET FRIENDLY, well-cared-for complex. Highly sought-after Arbour Lake community--Calgary's only Northwest lake community! Ideally situated just a 5-minute walk to Crowfoot LRT Station and Crowfoot Crossing Shopping Centre, you'll enjoy exceptional convenience with restaurants, grocery stores, banks, a movie theatre, the library, YMCA, and countless other amenities all within walking distance. This bright and inviting home showcases vaulted ceilings, stylish newer laminate flooring, and a thoughtfully designed floor plan that perfectly balances comfort and functionality. The spacious living room is flooded with natural light and opens onto a massive private balcony with open views--an ideal place to enjoy your morning coffee or relax on warm summer evenings. Complete with a natural gas BBQ hookup, the balcony is perfect for effortless outdoor entertaining. The smart floor plan features two generously sized bedrooms --ideal for families, guests, or roommates. Additional highlights include in-suite laundry, generous storage and closet space, and a titled underground parking stall. Families will appreciate the short walk to Arbour Lake School (Grades 6-9) and Robert Thirsk High School (Grades 10-12), while commuters will love the easy access to Crowfoot LRT Station and major roadways. As a resident of Arbour Lake, you'll enjoy exclusive access to the private lake and year-round recreational amenities, including swimming, boating, fishing, paddleboarding, skating, and community events. Scenic walking pathways, beautiful parks, playgrounds, and abundant green space further enhance the exceptional lifestyle this award-winning community has to offer. Whether you're a first-time buy...

Living room 12.58 Ft x 12.08 Ft
Kitchen 7.92 Ft x 8.25 Ft
Dining room 7.83 Ft x 7.92 Ft
Foyer 3.42 Ft x 2.33 Ft
Laundry room 3.00 Ft x 2.67 Ft

Storage 3.92 Ft x 6.83 Ft
Primary Bedroom 13.25 Ft x 11.75 Ft
Bedroom 12.17 Ft x 13.50 Ft
4pc Bathroom 7.25 Ft x 4.92 Ft

Listing Presented By:



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