

# \$388,800 - 511, 55 Arbour Grove Close Nw, Calgary

MLS® #A2218540

**\$388,800**

2 Bedroom, 2.00 Bathroom, 1,039 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

PENTHOUSE condo with CITY VIEW! This beautiful 2 bedroom, 2 bathroom condo features upgrades like built-in dining cabinets, insuite laundry with Samsung Washer & Dryer (2023), Newer LG S.S. dishwasher (2022), newer S.S. microwave (2022), freezer on the bottom fridge, glass cooktop range, murphy bed & built-in desk in 2nd bedroom, and insuite storage. THREE PARKING - One titled underground parking stall plus 2 additional surface parking stalls (one large enough for a motorhome) make it easy to park your car/truck & recreation vehicle on site! Large storage cage adjacent to underground parking. Well managed building - allows your furry friend (dogs & cats) to join you in your new home. Enjoy Arbour Lake access for recreation, fishing, and the park and clubhouse. A beautiful place to call home, close to shopping, LRT access, minutes from Stoney Trail and a short drive to the mountains. Low condo fees cover everything except electricity. Healthy Reserve Fund.

Built in 1997

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2218540  |
| Price      | \$388,800 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 1,039       |
| Acres          | 0.00        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Penthouse   |
| Status         | Active      |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 511, 55 Arbour Grove Close Nw |
| Subdivision | Arbour Lake                   |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2T3Z2                        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Storage, Visitor Parking                                  |
| Parking Spaces | 3  |
| Parking        | Additional Parking, Oversized, RV Access/Parking, See Remarks, Stall, Titled, Underground, Other |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bookcases, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Garburator, Microwave, Refrigerator, Washer, Window Coverings      |
| Heating           | Hot Water, Natural Gas  |
| Cooling           | None  |
| # of Stories      | 4   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony            |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 5             |

|                |      |
|----------------|------|
| Zoning         | M-C2 |
| HOA Fees       | 231  |
| HOA Fees Freq. | ANN  |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Central Realty Ltd. |
|----------------|---------------------|

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