



GRASSROOTS
REALTY GROUP

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**413, 33 Arbour Grove Close NW
Calgary, Alberta**

MLS # A2327073



\$270,000

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	842 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 471
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2 d100
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

Location! Location! Location! Welcome to this beautifully maintained top-floor condo in the 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 buyer, downsizer, or investor, this move-in-ready home offers an outstanding

combination of location, lifestyle, and value. Don't miss this rare opportunity to own in one of Calgary's most desirable lake communities—book your private showing today!