



GRASSROOTS
REALTY GROUP

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277 Arbour Cliff Close NW
Calgary, Alberta

MLS # A2330616



\$615,000

Division:	Arbour Lake		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,281 sq.ft.	Age:	1994 (32 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: NA

SEMI-DETACHED BUNGALOW | 2 BEDROOMS | 2 FULL BATHROOMS | DOUBLE ATTACHED GARAGE | LOW-MAINTENANCE LIVING | ARBOUR LAKE ACCESS Welcome to 277 Arbour Cliff Close, a well-maintained semi-detached bungalow located in the desirable Arbour Cliff Villas complex. Offering two bedrooms, two full bathrooms and a functional single-level layout, this home is ideal for those seeking comfortable, low-maintenance living in Northwest Calgary's only lake community. The spacious main living area provides plenty of room for both relaxing and entertaining, with an adjoining dining area for family meals and gatherings. The kitchen offers generous cabinet and counter space, along with a casual dining area for everyday use. The primary bedroom features its own private ensuite, while the second bedroom is conveniently located near the additional full bathroom. Carpet and linoleum flooring are found throughout the home, and the well-kept original finishes provide an excellent opportunity for a new owner to update and personalize the space over time. The attached double garage offers secure parking and additional storage, while the basement provides further space for storage, hobbies or future development, depending on the existing layout. Residents of Arbour Cliff Villas enjoy a low-maintenance lifestyle, with exterior services provided through the homeowners association. Living in Arbour Lake also includes access to the private lake, beach, clubhouse and year-round recreational activities such as swimming, fishing, tennis and skating. Conveniently located near Crowfoot Crossing, restaurants, shopping, the CTrain and major roadways, this home offers easy access throughout the city and a quick route west toward the mountains. This is a great opportunity to enjoy bungalow living in one of Northwest

Calgary’s most established lake communities.