



\$ 249,900.00

## 402 55 ARBOUR GROVE CLOSE NW CALGARY

<https://paulbrinton.com>

TOP FLOOR CORNER UNIT, 2 BEDROOMS, 2 BATHS,  
2 PARKING STALLS & WALK TO LRT ! Spacious,  
Bright 1122 sqft condo. Huge, Open Dining & Living  
Rm w/10' Vaulted Ceilings & Access to 21' Covered  
Balcony - both w/Laminate Flooring creating a Warm  
and Cozy feeling. Kitchen w/white cabinets and...

- 2 beds
- 2 baths
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Apartment

**MLS ® #:** A1160308

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Year built:** 1997

**Parking:** Heated Garage, Parkade, Titled, Underground

**Post Updated:** 2021-11-11 04:39:05

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 11/11/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 2

**Flooring:** Carpet,Laminate,Linoleum

**Fireplace Features:** Gas

**Exterior Features:** None

**Cooling:** None

**Interior Features:** Elevator,No Animal Home,No Smoking Home

**Heating Type:** Baseboard,Hot Water,Natural Gas

**Fireplace:** 1

**Association Amenities:** None

**Community Features:** Schools Nearby,Playground,Pool,Shopping Nearby

**District:** CAL Zone NW

**Inclusions:** None

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Zoning:** M-C2 d100

**Laundry features:** In Unit

**Transaction Type:** For Sale



**List Price Square Foot:** \$ 222.73

**Photo Count:** 16

**Unit Exposure:** SE

**Construction Materials:** Stone,Stucco,Wood Frame

**Appliances:**

Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings

**Subdivision Name:** Arbour Lake

**Restrictions:** Pet Restrictions or Board approval Required

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Unit Number:** 402

**Suite:** No

**Living Area SF:** 1122.00

**Structure Type:** Low Rise (2-4 stories)

