# \$578,000 - 246 Arbour Grove Close Nw, Calgary

MLS® #A2255193

## \$578,000

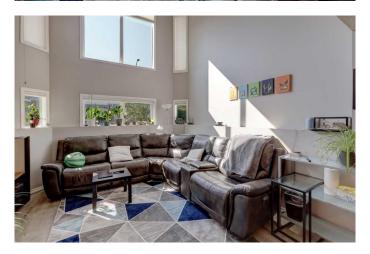
3 Bedroom, 3.00 Bathroom, 894 sqft Residential on 0.08 Acres

Arbour Lake, Calgary, Alberta

Beautiful Home with Very Unique Floor Plan, Backing to a Greenbelt with Walking/Bike Paths. Gorgeous Open Ceiling concept with Large Bright Windows For an Abundance of Natural Light. Situated on a Quiet Street in the Desirable Community of Arbour Lake. Open Floor Plan with Dining Room Overlooking the Great Room Below. Kitchen Has Ample Cabinets and Counter Space and a Corner Pantry. Spacious Primary Suite Has Large Walk In Closet and 4 Pce. Bath. 2nd Bedroom and 3 Pce. Bathroom Complete This Level. Lower Level Features Great Room with Soaring Ceilings and a Wall of Windows, Which Provide a Spacious Airy Feel. Cozy Gas Fireplace with Circulating Fan for Those Cooler Winter Evenings. 3rd Bedroom, Exercise/Flex Room, Laundry /Utility Room and 4 Pce. Bathroom Complete the Lower Level. Recent Upgrades Include Dishwasher, Electric Range, Washer/Dryer and Central A/C (2021 -2022) Other Upgrades Include Triple Pane Tinted Windows, Shingles, Front and Back Exterior Doors and Vinyl Plank Flooring. Double Detached Garage is Insulated and Drywalled with Access From a Paved Alley. Private Back Yard with Patio and Raised Garden Beds. Very Walkable Neighbourhood with Interconnecting Walkways. Ideally Located Near Schools, Playgrounds and Public Transit. (Walking Distance to LRT). Steps to Crowfoot Shopping Centre for All of Your Shopping and Dining Needs. YMCA and Library are Close By. As a Community







Resident You'll Enjoy Exclusive Access to the Private Lake with Active Recreation Programs. Easy Access to Stoney Trail for City Connectivity and Minutes to the Trans Canada Hwy for Mountain Access.

Built in 1997

## **Essential Information**

MLS® # A2255193 Price \$578,000

Bedrooms 3
Bathrooms 3.00
Full Baths 3
Square Footage 894
Acres 0.08
Year Built 1997

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

## **Community Information**

Address 246 Arbour Grove Close Nw

Subdivision Arbour Lake

City Calgary
County Calgary
Province Alberta
Postal Code T3G 4J4

## **Amenities**

Amenities Beach Access, Recreation Facilities

Parking Spaces 2

Parking Double Garage Detached, Garage Door Opener, Insulated, Alley Access

# of Garages 2

## Interior

Interior Features Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home,

Open Floorplan, See Remarks, Vinyl Windows, Pantry, Storage

Appliances Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood

Fan, Refrigerator, Washer/Dryer, Window Coverings, Freezer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Circulating, Tile

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, See Remarks, Greenbelt, No Neighbours

Behind, Private

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 15th, 2025

Days on Market 50

Zoning R-CG

HOA Fees 289

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Real Estate Professionals Inc.

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