

# \$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        | Alley Access, Double Garage Detached, Insulated, Garage Door Opener |
| # of Garages   | 2                                                                   |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Electric Range, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                                                        |
| Cooling         | Central Air                                                                                                                    |
| Fireplace       | Yes                                                                                                                            |
| # of Fireplaces | 1                                                                                                                              |
| Fireplaces      | Gas, Tile, Circulating                                                                                                         |
| Has Basement    | Yes                                                                                                                            |
| Basement        | Full                                                                                                                           |

## Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                |
| Lot Description   | Back Lane, Back Yard, Greenbelt, Private, See Remarks, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Stone, Vinyl Siding, Wood Frame                                             |
| Foundation        | Poured Concrete                                                             |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 61                   |
| Zoning         | R-CG                 |
| HOA Fees       | 289                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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