

\$700,000 - 327 Arbour Grove Close Nw, Calgary

MLS® #A2216765

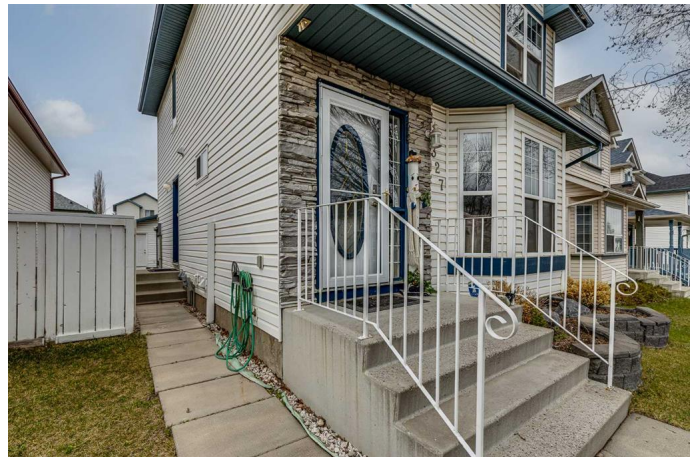
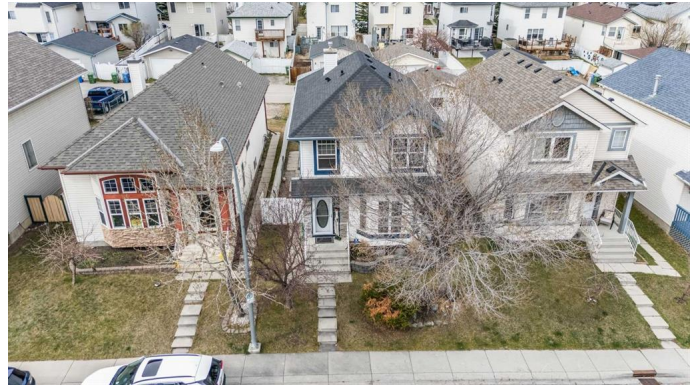
\$700,000

4 Bedroom, 4.00 Bathroom, 1,314 sqft

Residential on 0.08 Acres

Arbour Lake, Calgary, Alberta

LOCATION, LOCATION, LOCATION!
SEPARATED ENTRANCE, BASEMENT
FULLY FINISHED WITH Illegal-SUITE: Perfect
fit for families and investors alike, offering
space, income potential, and access to one of
Calgary's most sought-after communities
- Arbour Lake, the only lake community in
NW Calgary. Upstairs, you'll find three
generous bedrooms with hardwood floors,
including a spacious primary suite with private
ensuite, plus a second 4-piece bathroom -
both featuring granite countertops and
under-mount sinks. The main floor is warm
and welcoming, with hardwood floors
throughout, a bright living room with front entry
closet, a convenient 2-piece powder room, and
a laundry room with a brand-new washer/dryer
set (2024). The kitchen is well-appointed with
stainless steel appliances, granite counters, a
large central island, and flows into a sunny
dining area with backyard-facing
windows - ideal for family gatherings and
entertaining. The illegal - suite basement
suite offers exceptional potential or a
comfortable space for extended family. With a
separate private side entrance, the suite
includes a large open-concept living and
dining space, one bedroom with a legal egress
window and 4-piece ensuite, a compact yet
fully equipped kitchen with a brand-new
electric cooktop, hood fan, fridge, in-suite
stacked washer/dryer, and even a bonus
freezer in the storage area. Step outside to
your fully fenced backyard, perfect for kids and



pets, with added peace of mind thanks to a secure gate. The double detached garage (built in 2016) includes built-in shelving for extra storage, and there's gated side parking—ideal for your tent trailer or small RV. A garden shed is also included for all your seasonal tools and outdoor projects. Paved back alley access adds convenience and curb appeal. And the best part? LOCATION, LOCATION, LOCATION! Arbour Lake offers exclusive year-round lake access to residents with swimming, paddleboarding, fishing, skating, and family-friendly community events just 5 minutes from your doorstep. Families will love the nearby schools, including Arbour Lake School, St. Ambrose, and Robert Thirsk High School. You're also minutes from Crowfoot LRT, and enjoy easy access to Crowchild Trail, Stoney Trail, and John Laurie Blvd. Plus, all the amenities of Crowfoot Crossing—shops, restaurants, medical clinics, the YMCA, and more—are right around the corner. Additional updates include a new roof (2020) and hot water tank (2021). Whether you're looking to raise a family in a vibrant lake community or generate rental income, this home is a smart investment that checks all the boxes. Vacant possession available July 17, or move in sooner by assuming the current upper-level tenants. The basement suite is vacant and ready to go! Very easy to convert the Suite to Legal

Built in 1996

Essential Information

MLS® #	A2216765
Price	\$700,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	1,314
Acres	0.08
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	327 Arbour Grove Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4J3

Amenities

Amenities	Beach Access, Boating, Clubhouse, Gazebo, Park, Parking, Party Room, Picnic Area, Playground, Recreation Facilities, Recreation Room
Parking Spaces	3
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, RV Access/Parking
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Range, Electric Stove, Freezer, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Dog Run, Storage
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 1st, 2025
Days on Market 14
Zoning R-CG
HOA Fees 250
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.