

\$550,000 - 246 Arbour Grove Close Nw, Calgary

MLS® #A2255193

\$550,000

3 Bedroom, 3.00 Bathroom, 894 sqft

Residential on 0.08 Acres

Arbour Lake, Calgary, Alberta

HUGE PRICE REDUCTION! Discover a Unique Arbour Lake home with over 1700 Sq. Ft. of Developed Living Space. The Bright, South-Facing Great Room with Soaring Ceilings Sets the Tone for this One-of-a-Kind Lay-out, Overlooked by a Dining Area and Kitchen with Ample Cabinetry and a Corner Pantry. Upstairs You'll Find a Spacious Primary Suite with an Impressive Walk-in Closet and 4-Pce. Ensuite Bath, a Second Bedroom and 4-Pce. Bath. The Lower Level Offers a Cozy Gas Fireplace in the Expansive Great Room, Plus a Third Bedroom, Flex/Gym Space, Laundry and Another 4 Pce. Bath. Upgrades Include Central A/C, Triple-Pane Windows, Vinyl Plank Flooring, Dishwasher, Electric Range, and Washer/Dryer, Adding Comfort and Convenience for Years to Come. Outside, Enjoy a Private Backyard with Patio, Raised Garden Beds, Shed and an Insulated Double Garage Backing Onto a Paved Alley and Walking/Bike Path. This Highly Walkable Community Connects you to Schools, Playgrounds, Shopping, Dining, YMCA, Library and Public Transit, Including a 10 Minute Walk to Crowfoot LRT. As an Arbour Lake Resident, You'll Have Exclusive Lake Access with Year-round Recreation, Plus Quick Routes via Stoney Trail and the Trans-Canada Highway for Easy City and Mountain Access.

Built in 1997

Essential Information



MLS® #	A2255193
Price	\$550,000
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, Alley Access, Insulated
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, See Remarks
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, Circulating, Tile
Has Basement	Yes
Basement	Full

Exterior

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

Additional Information

Date Listed	September 15th, 2025
Days on Market	66
Zoning	R-CG
HOA Fees	289
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
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