$599,900 - 246 Arbour Grove Close Nw, Calgary

MLS® #A2255193

$599,900
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	$599,900
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, Garage Door Opener, Insulated
# 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, Circulating, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

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

Listing Details

Listing Office	Real Estate Professionals Inc.

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