

\$600,000 - 307 Arbour Grove Close Nw, Calgary

MLS® #A2257219

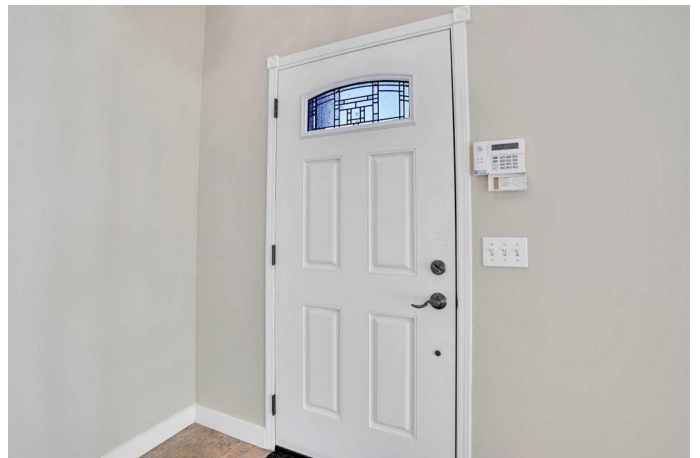
\$600,000

3 Bedroom, 4.00 Bathroom, 1,293 sqft
Residential on 0.08 Acres

Arbour Lake, Calgary, Alberta

OPEN HOUSE SATURDAY 1:30-4PM. HUGE PRICE REDUCTION! Welcome to this much-loved and updated home. Tall, ceilings and huge expansive triple-paned windows,(replaced in 2022), enhance your arrival. In this home all of the POLY B PLUMBING has been removed and replaced and most of the home has been freshly repainted. The furnace was replaced in 2018 and maintained yearly, and hot water tank in fall of 2023.. New lighting has set an elegant tone, along with newer roof (2016), a new stove and hood fan, in 2024, newer Meile dishwasher, and a renovated ensuite bath (2021). The carpets in the lower level have been professionally shampooed. There is a wonderful work/live opportunity here, or use the space as a third bedroom. There is separate entrance to the lower level. The expansive hallway has a powder room and office or bedroom (easily changed to bedroom by adding a closet.) The rec room is separate with its own full bath, so if you have clients coming, you can keep it apart from your day-to-day living and family space. Top notch lake community with lots of amenities, access to Crowfoot Centre and Crowfoot LRT. This is a central hub close to Stoney Trail and Crowchild Trail, so getting anywhere in the City is easy. This is a really special home, all you have to do is move in.

Built in 1996



Essential Information

MLS® #	A2257219
Price	\$600,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,293
Acres	0.08
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	307 Arbour Grove Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4J3

Amenities

Amenities	Playground
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear
# of Garages	2
Waterfront	See Remarks

Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Separate Entrance
Appliances	Dishwasher, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer, Water Purifier, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Interior Lot, Street Lighting, Treed
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2025
Days on Market	26
Zoning	R-CG
HOA Fees	289
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

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.