# \$634,900 - 291 Arbour Grove Close Nw, Calgary

MLS® #A2263071

### \$634,900

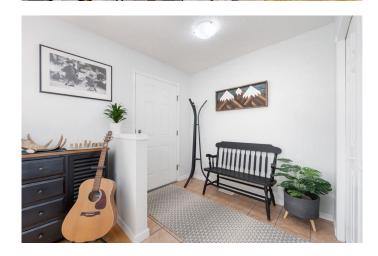
4 Bedroom, 3.00 Bathroom, 1,268 sqft Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

Pride of ownership shines in this beautifully maintained 4-bedroom, 2.5-bath home on a quiet cul-de-sac corner lot in desirable Arbour Lake â€" Northwest Calgary's only lake community! This home offers incredible value with tons of recent upgrades: new roof (2022), fence, new vinyl plank flooring upstairs. renovated ensuite, kitchen refresh with new countertops, backsplash, sink, garburator, and stainless appliances (2024), plus fresh paint throughout. The bright main floor features hardwood floors, large windows, and an open kitchen with access to the expanded 600 sq. ft. deck, hot tub, and fully fenced yard with fire pit, stonework, and garden area. Downstairs is fully finished with an extra bedroom, full bath, and flex space â€" perfect for guests or a teen retreat. The heated oversized double garage (240V) is ideal for hobbies, projects, or storage. Just minutes from Crowfoot Crossing, schools, parks, transit, and the LRT, this home offers the perfect balance of lifestyle and location. Move-in ready and priced right as the best value in NW Calgary hands down â€" a fantastic opportunity to own in Calgary's most sought-after NW LAKE community!







Built in 1996

#### **Essential Information**

MLS® # A2263071 Price \$634,900 Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,268

Acres 0.10

Year Built 1996

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 291 Arbour Grove Close Nw

Subdivision Arbour Lake

City Calgary

County Calgary

Province Alberta

Postal Code T3G 4J3

#### **Amenities**

Amenities Other

Parking Spaces 2

Parking Double Garage Detached, Garage Door Opener, Insulated, Oversized,

Alley Access, Heated Garage, Plug-In

# of Garages 2

## Interior

Interior Features Ceiling Fan(s), Closet Organizers, Open Floorplan, Stone Counters,

Storage, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Yard, Storage, Fire Pit, Misting System

Lot Description Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard,

Landscaped, Street Lighting

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 8th, 2025

Days on Market 27

Zoning R-CG

HOA Fees 289

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX iRealty Innovations

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