

# \$635,000 - 307 Arbour Grove Close Nw, Calgary

MLS® #A2257219

**\$635,000**

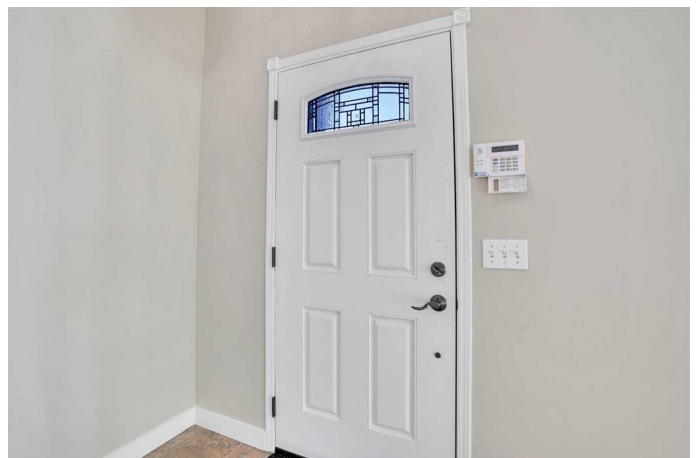
3 Bedroom, 4.00 Bathroom, 1,293 sqft  
Residential on 0.08 Acres

Arbour Lake, Calgary, Alberta

OPEN HOUSE SUNDAY 2-4PM. 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 thrid bedroom. w 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 Trai 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          | \$635,000     |
| 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, Window Coverings, Water Purifier       |
| Heating           | Forced Air, Natural Gas                                                                                           |
| Cooling           | None                                                                                                              |
| Has Basement      | Yes                                                                                                               |
| Basement          | Finished, Full, Exterior Entry, Walk-Up To Grade                                                                  |

### Exterior

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 12                 |
| Zoning         | R-CG               |
| HOA Fees       | 289                |
| HOA Fees Freq. | ANN                |

**Listing Details**

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

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