\$549,000 - 372 Arbour Grove Close Nw, Calgary

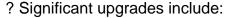
MLS® #A2247695

\$549,000

4 Bedroom, 2.00 Bathroom, 1,146 sqft Residential on 0.07 Acres

Arbour Lake, Calgary, Alberta

Extensively upgraded and move-in ready! This beautifully maintained home is located on a quiet street in a sought-after lake community, offering nearly 1,663 sq ft of developed living space with 3 bedrooms upstairs and a versatile room in the basement.



• Poly B replaced (2022)

• Central air conditioning added (2022)

• New hot water tank (2024)

• New concrete walkway and rear parking pad (2022)

• Underground irrigation system (2022)

• Over the years, the home has also seen thoughtful improvements such as updated vinyl plank flooring on both main and basement levels (with insulated subfloor), new baseboards and trims, modernized lighting, and refreshed bathrooms

• The kitchen has been tastefully renovated with quartz countertops, backsplash, updated cabinet doors, sink, faucet, and newer appliances

• The fireplace was redesigned to add warmth and style to the main living space • Outside, both the front and back decks feature durable composite boards with aluminum railings, and the roof, soffits, fascia, and downspouts have been updated as well

The main floor is bright and inviting, thanks to oversized newer windows that bring in abundant natural light. The open-concept







layout flows effortlessly from the living room to the kitchen and dining area â€" perfect for both everyday living and entertaining.

The landscaped yard offers privacy, beauty, and a low-maintenance outdoor space for relaxation and gatherings.

??Great location: steps to transit, walking distance to the C-Train, and close to schools, parks, and major roadways including Stoney Trail.

Built in 1996

Essential Information

MLS® # A2247695 Price \$549,000

Bedrooms 4
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,146 Acres 0.07 Year Built 1996

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 372 Arbour Grove Close Nw

Subdivision Arbour Lake

City Calgary
County Calgary
Province Alberta
Postal Code T3G 4J1

Amenities

Amenities Beach Access, Playground, Boating

Parking Spaces 2

Parking Parking Pad

Interior

Interior Features Breakfast Bar

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Heating Forced Air Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony

Lot Description Back Lane

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 16th, 2025

Days on Market 1

Zoning R-CG

HOA Fees 273

HOA Fees Freq. ANN

Listing Details

Listing Office Top Producer Realty and Property Management

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