

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

MLS® #A2257219

**\$635,000**

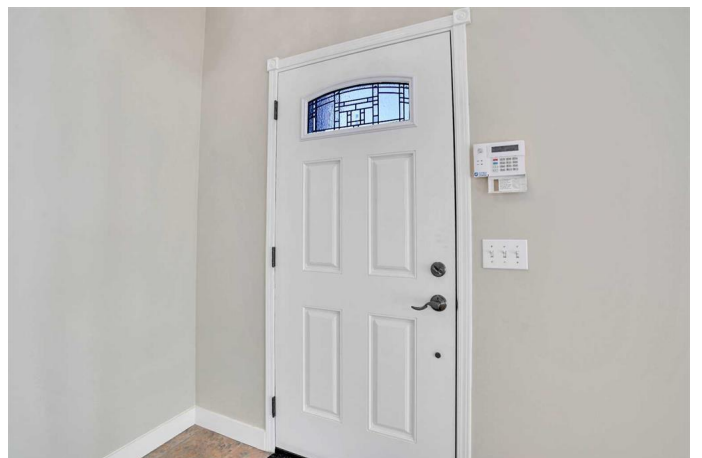
3 Bedroom, 4.00 Bathroom, 1,293 sqft  
Residential on 0.08 Acres

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	7
Zoning	R-CG
HOA Fees	289
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	MaxWell Capital Realty
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