

# \$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.

Significant upgrades include:

• 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 – 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 | Playground, Beach Access, 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 | 11                |
| Zoning         | R-CG              |
| HOA Fees       | 273               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                                             |
|----------------|---------------------------------------------|
| Listing Office | Top Producer Realty and Property Management |
|----------------|---------------------------------------------|

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