

\$624,900 - 96 Arbour Grove Close Nw, Calgary

MLS® #A2242165

\$624,900

3 Bedroom, 3.00 Bathroom, 1,108 sqft
Residential on 0.07 Acres

Arbour Lake, Calgary, Alberta

Perched on a gentle rise in one of Calgary's most sought-after lake communities, this well-maintained half-duplex offers incredible, uninterrupted views stretching from Canada Olympic Park to the downtown skyline. With two fully developed levels and a flexible layout, it's an ideal opportunity for investors, multi-generational families, or anyone looking to live in one unit and rent out the other. The main floor offers, vaulted ceilings and a fresh, modern palette that has created a bright & welcoming space. The kitchen is cheerful and functional, with white cabinets, stainless steel and white appliances, and opens to an eat-in dining nook that makes the most of the panoramic vistas. Laminate flooring adds warmth throughout, while two generous bedrooms, one with a private 4-piece ensuite, offer peaceful retreats at the end of the day. Thoughtful updates over the years include newer upstairs flooring and paint(2018), refreshed bathroom & laundry room floors (2025), updated cabinetry (2021), new garage door (2025) and a roof (2014), hot water tank, and humidifier (both approx. 6 years old). The fully finished walk-out basement offers even more versatility, featuring a second kitchen, third bedroom, and full bath-perfect for multi-generational living, guests, or rental income. A wonderful tenant currently resides in the lower suite and would love to stay, with shared utilities already in place. Outside, a single attached garage with an updated door, and wide front driveway



ensure there's plenty of parking. And just steps away, the heart of Arbour Lake awaits. This vibrant NW community is Calgary's only private lake community in the NW, offering residents year-round access to swimming, paddle boarding, fishing, skating & community events. With great schools, shopping, dining, and LRT access all nearby, it's the perfect balance of city living with a relaxed, recreational spirit. Whether you're drawn by the view, the income potential, or the unbeatable location-this home is ready for you.

Built in 1997

Essential Information

MLS® #	A2242165
Price	\$624,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,108
Acres	0.07
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

Community Information

Address	96 Arbour Grove Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4J1

Amenities

Amenities	Beach Access, Boating
Parking Spaces	3

Parking	Driveway, Front Drive, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s)
Appliances	Garage Control(s), Microwave Hood Fan, Range Hood, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Private Yard, Balcony
Lot Description	Back Yard, Few Trees, Low Maintenance Landscape, Private, Rectangular Lot, Sloped Down, Views, Backs on to Park/Green Space, Interior Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 23rd, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	262
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.