

\$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)

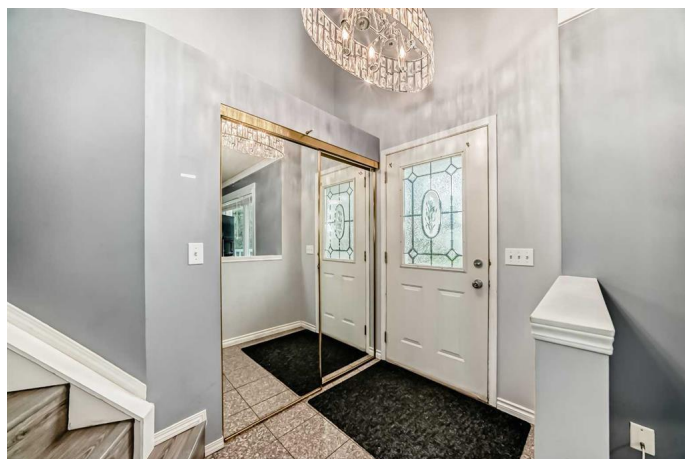
• Over the years, the home has also seen thoughtful improvements such as updated vinyl plank flooring on both main and basement levels (with insulated subfloor), new baseboards and trims, modernized lighting, and refreshed bathrooms

• 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
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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	6
Zoning	R-CG
HOA Fees	273
HOA Fees Freq.	ANN

Listing Details

Listing Office	Top Producer Realty and Property Management
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