

# \$639,999 - 291 Arbour Grove Close Nw, Calgary

MLS® #A2263071

**\$639,999**

4 Bedroom, 3.00 Bathroom, 1,268 sqft

Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

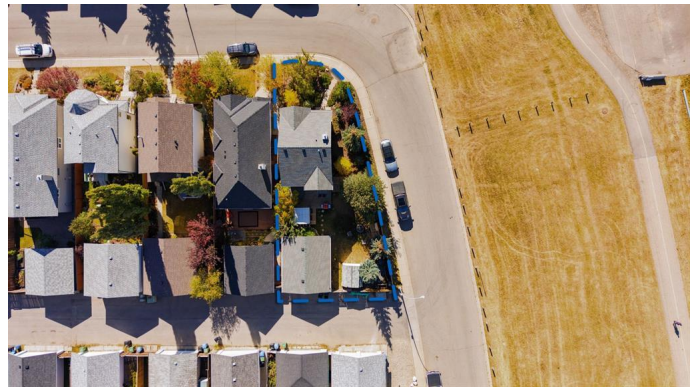
Arbour Lake NW | 4 Bed | 2.5 Bath | Heated Oversized Garage! Pride of ownership shines in this beautifully maintained 4-bedroom, 2.5-bath home on a quiet cul-de-sac corner lot in desirable Arbour Lake — Northwest Calgary's only lake community! This home offers incredible value with tons of recent upgrades: new roof (2022), fence, new vinyl plank flooring upstairs, renovated ensuite, kitchen refresh with new countertops, backsplash, sink, garburator, and stainless appliances (2024), plus fresh paint throughout. The bright main floor features hardwood floors, large windows, and an open kitchen with access to the expanded 600 sq. ft. deck, hot tub, and fully fenced yard with fire pit, stonework, and garden area. Downstairs is fully finished with an extra bedroom, full bath, and flex space — perfect for guests or a teen retreat. The heated oversized double garage (240V) is ideal for hobbies, projects, or storage. Just minutes from Crowfoot Crossing, schools, parks, transit, and the LRT, this home offers the perfect balance of lifestyle and location. Move-in ready and priced right as the best value in NW Calgary hands down — a fantastic opportunity to own in Calgary's most sought-after NW LAKE community!

Built in 1996

## Essential Information

MLS® #

A2263071



|                |             |
|----------------|-------------|
| Price          | \$639,999   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,268       |
| Acres          | 0.10        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 291 Arbour Grove Close Nw |
| Subdivision | Arbour Lake               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3G 4J3                   |

### Amenities

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Amenities      | Other                                                                                                  |
| Parking Spaces | 2                                                                                                      |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized, Plug-In |
| # of Garages   | 2                                                                                                      |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Open Floorplan, Stone Counters, Storage, Vinyl Windows        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                       |
| Cooling           | None                                                                                             |
| Has Basement      | Yes                                                                                              |
| Basement          | Finished, Full                                                                                   |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Misting System, Private Yard, Storage                                       |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                                                                       |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                       |
| Foundation        | Poured Concrete                                                                       |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 11                |
| Zoning         | R-CG              |
| HOA Fees       | 289               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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.