

\$500,000 - 26 Arbour Grove Close Nw, Calgary

MLS® #A2143109

\$500,000

3 Bedroom, 3.00 Bathroom, 1,047 sqft

Residential on 0.08 Acres

Arbour Lake, Calgary, Alberta

Welcome to this stunning 3-bedroom, 2.5-bathroom walkout bungalow in the highly desirable community of Arbour Lake! This fully developed home, complete with a double attached garage, boasts numerous features including new carpet, fresh paint, and stylish granite countertops in the kitchen.

As you step inside, you'll be greeted by a functional floor plan with vaulted ceilings and large, bright windows. The main floor features a formal dining room and a spacious master bedroom with a 4-piece ensuite and a walk-in closet. There's also a second bedroom/flex room and a convenient 2-piece bathroom. The laundry room is strategically located just off the entrance from the garage.

The kitchen offers a practical layout with ample cabinets and counter space, including a breakfast bar. The adjoining living room is a perfect gathering space all year round, with evergreen views from the windows and a cozy fireplace for added comfort. Step out onto the upper deck to enjoy summer evenings and fire up the grill.

The fully developed lower level includes a large bedroom with a big window, a 4-piece bathroom, and a flex room that can be used as an office or a fourth bedroom. The expansive main area is ideal for various family activities. The walk-out basement provides easy access to the private, well-treed backyard.

Homes like this are a rare find in Arbour Lake. With an excellent location close to shopping and transit, and year-round access to the lake,



this property is a true gem!

Built in 1996

Essential Information

MLS® #	A2143109
Price	\$500,000
Sold Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,047
Acres	0.08
Year Built	1996
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	26 Arbour Grove Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4J1

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	June 25th, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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