

\$649,900 - 367 Arbour Grove Close Nw, Calgary

MLS® #A2151180

\$649,900

4 Bedroom, 4.00 Bathroom, 1,292 sqft

Residential on 0.07 Acres

Arbour Lake, Calgary, Alberta

Welcome to this lovely, well-maintained fully developed 2 storey home with an oversized insulated garage, located on a whisper-quiet street in the highly desirable Arbour Lake community! On the main floor, you'll find a sunny and bright living room, updated stainless steel appliances, and an open-style kitchen that keeps this home feeling fresh and spacious. The kitchen and dining area, with its large windows, overlooks the fully landscaped and fenced backyard, featuring a huge deck with a gazebo included-perfect for your summer gatherings. Upstairs, you will find a large master bedroom with an en suite and walk-in closet, plus two more good-sized bedrooms with a convenient "Jack & Jill" bathroom for the kids. The fully finished basement includes a laundry room, recreation room, bedroom, and full bathroom. The oversized insulated double garage features a gas line, and there is a separate lien-to shed for all your tools and mower with concrete sidewalk finish the beautiful back yard. Additional upgrades include: new hot water tank (June 2024), deck (2021) with a gazebo and two gas lines, roof (September 2020), and furnace (2016). Enjoy the cozy front verandah and over 1890 sq ft of total developed space. Location is a perfect 10/10—situated on a quiet street, close to schools, playgrounds, and walking paths. You are just 1 block from all the amazing amenities at Crowfoot Crossing, 2 blocks from the bus stop, 3 blocks from the LRT station, and have easy access to



Crowchild Trail and Stoney Trail! Don't miss out on this incredible opportunity to own a beautiful home in an unbeatable location!

Built in 1997

Essential Information

MLS® #	A2151180
Price	\$649,900
Sold Price	\$637,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,292
Acres	0.07
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	367 Arbour Grove Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4J1

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window

	Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Storage
Lot Description	Back Lane, Back Yard, Gazebo, Lake, Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 22nd, 2024
Date Sold	September 12th, 2024
Days on Market	52
Zoning	R-C1N
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	TrustPro Realty
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