

# \$599,900 - 173 Arbour Grove Close Nw, Calgary

MLS® #A2254913

**\$599,900**

3 Bedroom, 2.00 Bathroom, 1,563 sqft

Residential on 0.08 Acres

Arbour Lake, Calgary, Alberta

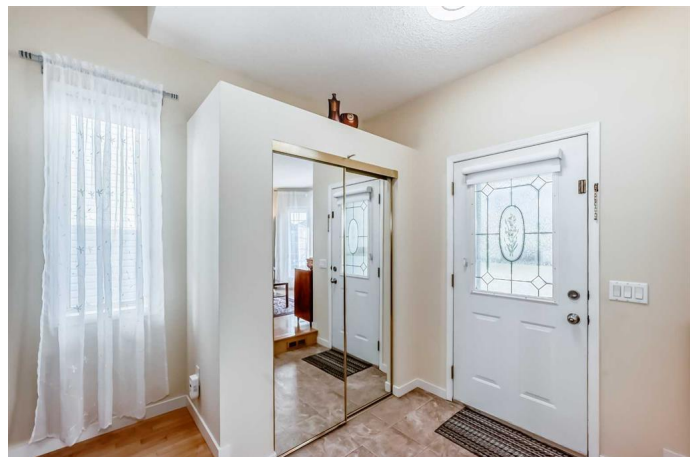
Welcome to this gorgeous 3-bedroom walkout four-level split, ideally located just steps from everyday amenities, including C-Train station, shopping center, recreational activities, and schools. Designed with an open-concept loft floor plan, the main level features a bright living room, spacious dining area, and a well-appointed kitchen with a corner pantry—perfect for gatherings and entertaining.

Upstairs, you'll find the primary suite with direct access to the main 4-piece bath, a second bedroom, and a versatile loft overlooking the main floor. The fully developed walkout third level offers even more living space with a cozy corner gas fireplace, wet bar, third bedroom, and an additional 4-piece bath. The fourth level is undeveloped, ready for your personal touch and future plans.

Modern décor and finishes flow throughout the home, complemented by a sunny south-facing backyard complete with a private hot tub that will stay with the property. Additional highlights include a rear paved lane and double detached garage. Beautifully priced in a prime location, this home is the perfect fit for families, professionals, or anyone looking to enjoy a vibrant lifestyle.

Built in 1997

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2254913      |
| Price          | \$599,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,563         |
| Acres          | 0.08          |
| Year Built     | 1997          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 173 Arbour Grove Close Nw |
| Subdivision | Arbour Lake               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3G 4J2                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, See Remarks                                                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                            |
| Cooling           | Central Air                                                                                                           |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                     |
| Fireplaces        | Gas                                                                                                                   |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full                                                                                                                  |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Other                                        |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                              |
| Construction      | Vinyl Siding, Wood Frame                     |
| Foundation        | Poured Concrete                              |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 57                  |
| Zoning         | R-CG                |
| HOA Fees       | 289                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | KT Capital Realty Inc. |
|----------------|------------------------|

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