



GRASSROOTS
REALTY GROUP

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291 Arbour Grove Close NW
Calgary, Alberta

MLS # A2263071



\$650,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,268 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Street		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Open Floorplan, Stone Counters, Storage, Vinyl Windows		
Inclusions:	Wall-Mount		

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!