

\$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

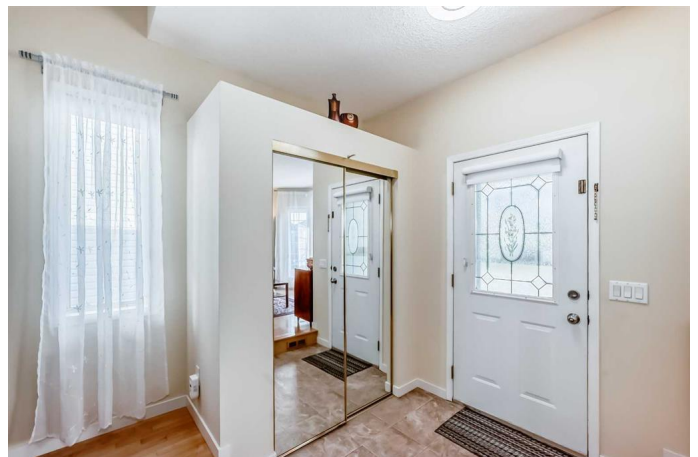
Welcome to this gorgeous 3-bedroom walkout four-level split, ideally located just steps from everyday amenities, including C-Train station, shopping center, recreational activities, and schools. Designed with an open-concept loft floor plan, the main level features a bright living room, spacious dining 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	55
Zoning	R-CG
HOA Fees	289
HOA Fees Freq.	ANN

Listing Details

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

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.