

# \$609,900 - 249 Arbour Grove Close Nw, Calgary

MLS® #A2241166

**\$609,900**

3 Bedroom, 3.00 Bathroom, 1,244 sqft

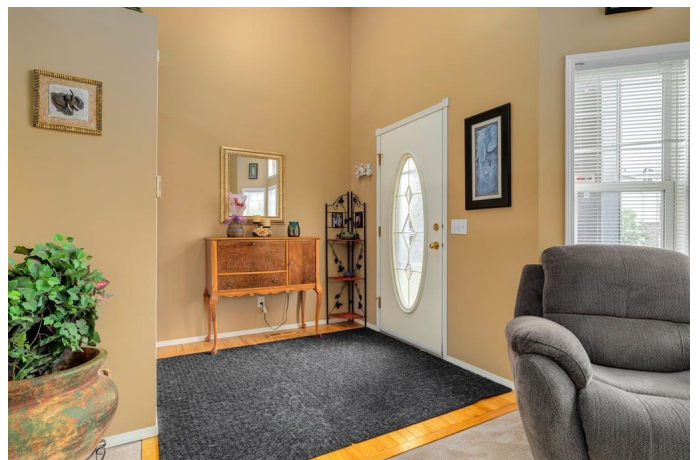
Residential on 0.08 Acres

Arbour Lake, Calgary, Alberta

Welcome to this charming bilevel home in the peaceful Arbour Lake community—a perfect starter home with plenty of space for a growing family. Inside, you’ll find three bedrooms and three bathrooms spread across nearly 2,000 square feet of living space. The main floor opens to a bright family room with high ceilings—great for movie nights or casual get-togethers. The kitchen features a large island and an adjacent eating area, while the cozy living room offers a welcoming spot for gatherings. Upstairs, there are two spacious bedrooms, including a primary suite with a walk-in closet and ensuite bathroom. Downstairs, the walkout basement includes another generous bedroom, a beautifully tiled shower, and a family room centered around a stylish gas fireplace. Outside, the south-facing backyard has space for grilling and play, plus a detached double garage for parking and storage. Location is key here—you’re just steps from the Crowfoot LRT station, with easy access to shops, restaurants, schools, the YMCA, and the library. And as an Arbour Lake resident, you’ll enjoy exclusive access to the private lake, perfect for fishing, boating, winter skating, and summer beach days. This home is ready for its next chapter. Reach out to your realtor to schedule a visit!

Built in 1997

## Essential Information



MLS® #	A2241166
Price	\$609,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,244
Acres	0.08
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	249 Arbour Grove Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4J4

### Amenities

Amenities	Clubhouse, Playground, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

**Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 20th, 2025
Days on Market	9
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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.