

\$700,000 - 327 Arbour Grove Close Nw, Calgary

MLS® #A2216765

\$700,000

4 Bedroom, 4.00 Bathroom, 1,314 sqft

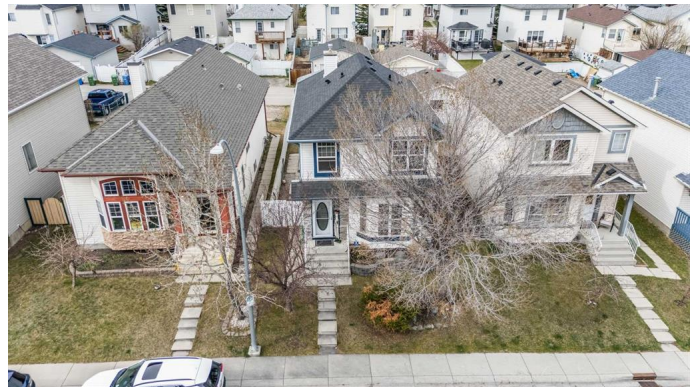
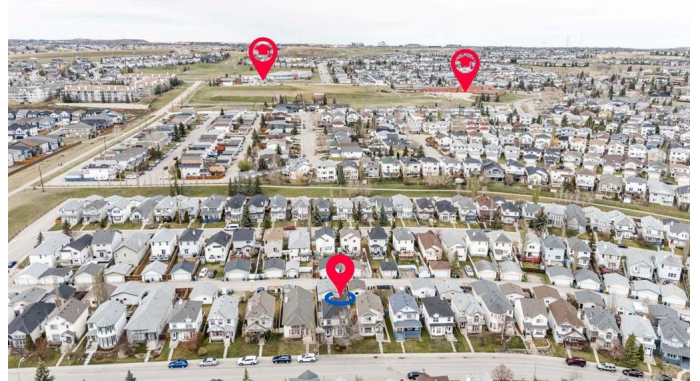
Residential on 0.08 Acres

Arbour Lake, Calgary, Alberta

LOCATION, LOCATION, LOCATION!

Discover the perfect blend of comfort, convenience, and opportunity in Arbour Lake, Northwest Calgary's only lake community offering four-season recreation just steps from your door. Whether you're a family seeking space in a vibrant neighborhood or an investor looking for a high-yield rental property, this home delivers both lifestyle and value. This charming two-storey home with a fully finished basement (with SEPARATE SIDE ENTRANCE and illegal suite) is a rare find. With the potential to generate over \$3,600/month in rental income + utilities, it's a turnkey opportunity for investors or an ideal setup for multigenerational living. Upstairs features three generous bedrooms with hardwood flooring, including a primary suite with a private ensuite, and an additional full bathroom both finished with elegant granite countertops and undermount sinks. The main floor offers warmth and comfort with hardwood throughout, a bright front living room, a 2-piece powder room, and a dedicated laundry room with a new washer/dryer (2024).

The heart of the home is the open-concept kitchen and dining area, featuring granite counters, stainless steel appliances, and a central island perfect for family meals and entertaining. Sunlight pours through backyard-facing windows in the cozy dining nook. The separate-entry basement illegal-suite is thoughtfully designed and



includes: Spacious living and dining areas,
One large bedroom with a legal egress
window, 4-piece ensuite bathroom, Fully
equipped kitchen with new electric cooktop,
fridge, hood fan, In-suite laundry with stacked
washer/dryer, Bonus freezer and extra
storageâ€”Ideal for tenants, in-laws, or guests!

Enjoy your fully fenced backyard, perfect for
pets and kids, with a secure gate for added
peace of mind. The double detached garage
(2016) includes built-in shelving, plus gated
side parking for your RV or tent trailer. A
garden shed adds extra storage. The paved
back alley ensures easy access and a clean
aesthetic. WHY ARBOUR LAKE? This
exclusive lake community offers unmatched
amenities: Year-round lake access for
swimming, paddleboarding, fishing & skating,
Family-friendly events and programs,
Top-rated schools: Arbour Lake School, St.
Ambrose, Robert Thirsk High, Walking
distance to Crowfoot LRT, YMCA, Crowfoot
Crossing, restaurants & shops, Quick access
to Crowchild, Stoney Trail & John Laurie Blvd.
Recent updates include a new roof (2020) and
hot water tank (2021).

Basement is vacant and ready, while upstairs
tenants may be assumedâ€”or vacant
possession available July 17. Whether you're
looking to generate passive income or raise a
family in a welcoming lake community, this
home offers the best of both worlds. Move in,
rent out, or bothâ€”Arbour Lake living starts
here!

Built in 1996

Essential Information

MLS® #	A2216765
Price	\$700,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	1,314
Acres	0.08
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	327 Arbour Grove Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4J3

Amenities

Amenities	Clubhouse, Park, Parking, Party Room, Picnic Area, Playground, Recreation Facilities, Recreation Room, Beach Access, Boating, Gazebo
Parking Spaces	3
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, RV Access/Parking, Garage Door Opener
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Range, Electric Stove, Freezer, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	Dog Run, Storage
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Rectangular Lot

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2025
Days on Market	43
Zoning	R-CG
HOA Fees	250
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
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