

# \$299,900 - 405, 33 Arbour Grove Close Nw, Calgary

MLS® #A2237773

**\$299,900**

2 Bedroom, 2.00 Bathroom, 848 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

OPEN HOUSE 1-3 PM Saturday, August 2nd.

Location, Location, Location! This beautiful 2-bedroom, 2-bathroom condo is ideally situated in the sought-after Arbour Lake community, just a short walk from the LRT station and Crowfoot Crossing Shopping Centre.

Located on the 4th floor and facing northeast, this unit features stylish laminate flooring throughout. The bright and spacious living room includes a cozy fireplace and opens to a balcony where you can enjoy morning sunshine and an open view—perfect for sipping your coffee. A BBQ gas line is also installed and ready for use.

The thoughtfully designed floor plan places the primary bedroom and second bedroom on opposite sides of the living room, providing added privacy. The primary suite features a walk-through closet and a 4-piece ensuite. The second full bathroom is conveniently located near the second bedroom.

An oversized laundry room offers additional storage space, and your vehicle will be secure in the titled underground parking stall.

Families will appreciate the close proximity to Arbour Lake School (Grades 6–9) and Robert Thirsk High School (Grades 10–12), both within walking distance. As Calgary's only Northwest lake community, Arbour Lake offers year-round activities including swimming, boating, fishing, and ice skating. All essential amenities—restaurants, banks, shops, cinema, library, and scenic



pathwaysâ€”are just moments away.  
Donâ€™t miss your chance to view this  
gemâ€”explore more with the included 3D  
virtual tour!

Built in 1997

**Essential Information**

MLS® #	A2237773
Price	\$299,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	848
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	405, 33 Arbour Grove Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4K2

**Amenities**

Amenities	Clubhouse, Party Room, Recreation Facilities, Beach Access, Boating
Parking Spaces	1
Parking	Secured, See Remarks, Stall, Underground

**Interior**

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Wood Frame

## Additional Information

Date Listed	July 7th, 2025
Days on Market	23
Zoning	M-C2
HOA Fees	231
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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