

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

MLS® #A2216765

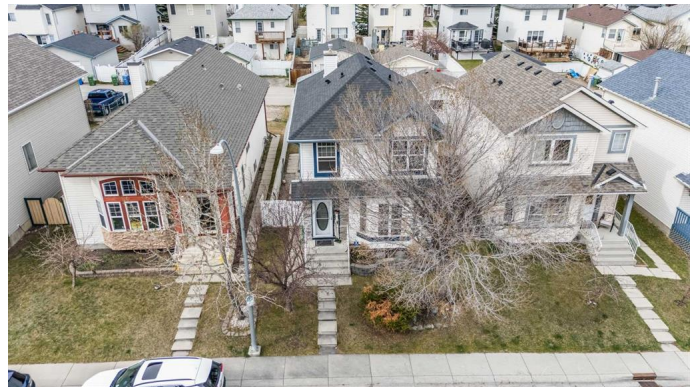
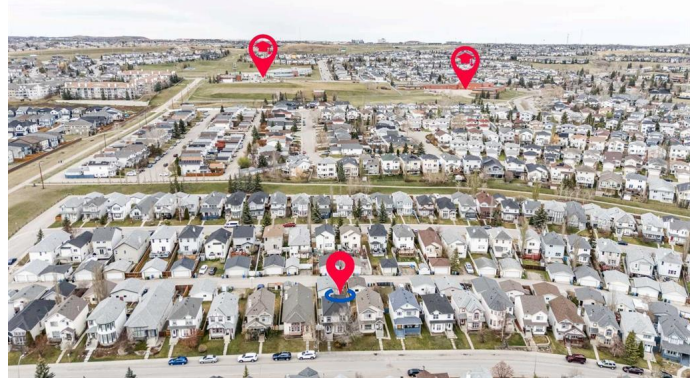
**\$700,000**

4 Bedroom, 4.00 Bathroom, 1,314 sqft

Residential on 0.08 Acres

Arbour Lake, Calgary, Alberta

LOCATION, LOCATION, LOCATION!  
SEPARATED ENTRANCE, BASEMENT  
FULLY FINISHED WITH Illegal-SUITE: Perfect fit for families and investors alike, offering space, income potential, and access to one of Calgary's most sought-after communities – Arbour Lake, the only lake community in NW Calgary. Upstairs, you'll find three generous bedrooms with hardwood floors, including a spacious primary suite with private ensuite, plus a second 4-piece bathroom – both featuring granite countertops and under-mount sinks. The main floor is warm and welcoming, with hardwood floors throughout, a bright living room with front entry closet, a convenient 2-piece powder room, and a laundry room with a brand-new washer/dryer set (2024). The kitchen is well-appointed with stainless steel appliances, granite counters, a large central island, and flows into a sunny dining area with backyard-facing windows – ideal for family gatherings and entertaining. The illegal - suite basement suite offers exceptional potential or a comfortable space for extended family. With a separate private side entrance, the suite includes a large open-concept living and dining space, one bedroom with a legal egress window and 4-piece ensuite, a compact yet fully equipped kitchen with a brand-new electric cooktop, hood fan, fridge, in-suite stacked washer/dryer, and even a bonus freezer in the storage area. Step outside to your fully fenced backyard, perfect for kids and



pets, with added peace of mind thanks to a secure gate. The double detached garage (built in 2016) includes built-in shelving for extra storage, and there's gated side parking—ideal for your tent trailer or small RV. A garden shed is also included for all your seasonal tools and outdoor projects. Paved back alley access adds convenience and curb appeal. And the best part? LOCATION, LOCATION, LOCATION! Arbour Lake offers exclusive year-round lake access to residents with swimming, paddleboarding, fishing, skating, and family-friendly community events just 5 minutes from your doorstep. Families will love the nearby schools, including Arbour Lake School, St. Ambrose, and Robert Thirsk High School. You're also minutes from Crowfoot LRT, and enjoy easy access to Crowchild Trail, Stoney Trail, and John Laurie Blvd. Plus, all the amenities of Crowfoot Crossing—shops, restaurants, medical clinics, the YMCA, and more—are right around the corner. Additional updates include a new roof (2020) and hot water tank (2021). Whether you're looking to raise a family in a vibrant lake community or generate rental income, this home is a smart investment that checks all the boxes. Vacant possession available July 17, or move in sooner by assuming the current upper-level tenants. The basement suite is vacant and ready to go! Very easy to convert the Suite to Legal

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	Beach Access, Boating, Clubhouse, Park, Parking, Party Room, Picnic Area, Playground, Recreation Facilities, Gazebo, Recreation Room
Parking Spaces	3
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, RV Access/Parking
# 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	Exterior Entry, Finished, Full, 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        21  
Zoning                      R-CG  
HOA Fees                  250  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            RE/MAX House of Real Estate

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