

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

MLS® #A2216765

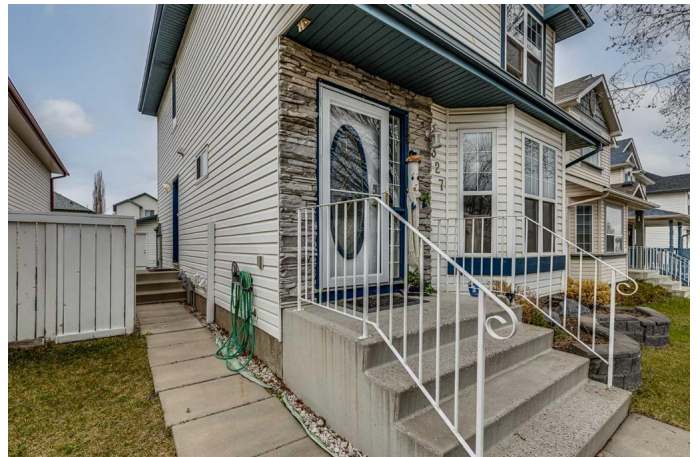
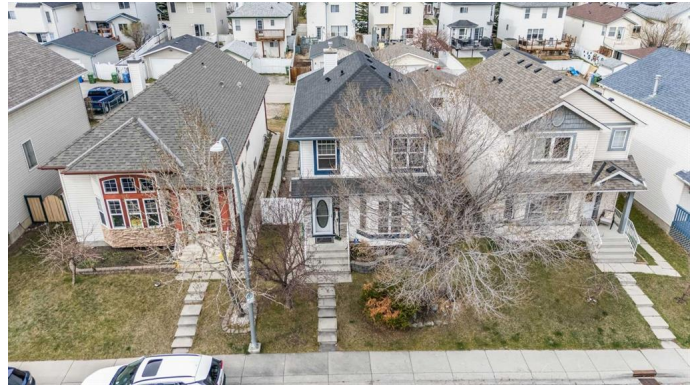
**\$700,000**

4 Bedroom, 4.00 Bathroom, 1,314 sqft

Residential on 0.08 Acres

Arbour Lake, Calgary, Alberta

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 a gated side parking area 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      | 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, 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                                                                      |

### 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 | 8             |
| Zoning         | R-CG          |
| HOA Fees       | 250           |
| HOA Fees Freq. | ANN           |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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