



THE
A-TEAM

**RE/MAX
FIRST**

233 ARBOUR GROVE Close, Calgary T3G4J4

MLS®#: **A2188045** Area: **Arbour Lake** Listing Date: **01/20/25** List Price: **\$625,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **3,681 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,279**
 Low Sqft:
 Ttl Sqft: **1,279**

DOM

2
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Garden,Interior Lot,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Playground,Private Yard,Storage**

Construction: **Concrete,Mixed,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **No Smoking Home,Pantry,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
3pc Bathroom	Basement	0`0" x 0`0"
Dining Room	Main	10`0" x 10`9"
Bedroom - Primary	Second	11`11" x 13`8"
Bedroom	Second	8`7" x 9`4"
Flex Space	Basement	10`2" x 12`4"

Room	Level	Dimensions
4pc Bathroom	Second	0`0" x 0`0"
Living Room	Main	13`8" x 13`11"
Kitchen	Main	9`6" x 9`11"
Bedroom	Second	9`9" x 13`3"
Family Room	Basement	11`10" x 12`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9612583

Remarks

Pub Rmks: **Nestled in one of Calgary's sought-after lake communities, this charming two-story home offers the perfect blend of convenience and lifestyle. Located just a short walk from the LRT station and Crowfoot shopping mall, this property boasts a sunny south-facing backyard and is fully finished across all three levels. Step inside to discover a newly renovated kitchen featuring stainless steel appliances, adding a modern touch to the heart of the home. With four bedrooms, two and a half bathrooms, and large windows throughout, the space is filled with natural light. The main floor features a spacious living room, a formal dining room, and a bright kitchen with durable laminate and ceramic tile flooring. Upstairs, you'll find a generous primary bedroom and two additional bedrooms, perfect for family or guests. The beautifully developed basement includes a cozy rec room, an additional bedroom, and a well-appointed bathroom—all finished with laminate flooring for a seamless look. Outdoor living is just as inviting, with a fenced south-facing backyard that includes a 23'x23' double detached garage and a 16'x15' deck, perfect for entertaining. The 22'x7' front verandah adds charm and extra space to enjoy morning coffee or evening sunsets. Enjoy year-round lake activities like fishing, boating, and tennis, just steps from your door. Don't miss your chance to own this incredible home in a vibrant community.**

Inclusions: **None**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











