

**173 Arbour Grove Close NW**  
**Calgary, Alberta**

**MLS # A2254913**



**\$599,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,563 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Hardwood, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Closet Organizers, See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** Hot Tub and Central Vacuum plus Attachments

Welcome to this gorgeous 3-bedroom walkout four-level split, ideally located just steps from everyday amenities, including C-Train station, shopping center, recreational activities, and schools. Designed with an open-concept loft floor plan, the main level features a bright living room, spacious dining area, and a well-appointed kitchen with a corner pantry—perfect for gatherings and entertaining. Upstairs, you’ll find the primary suite with direct access to the main 4-piece bath, a second bedroom, and a versatile loft overlooking the main floor. The fully developed walkout third level offers even more living space with a cozy corner gas fireplace, wet bar, third bedroom, and an additional 4-piece bath. The fourth level is undeveloped, ready for your personal touch and future plans. Modern décor and finishes flow throughout the home, complemented by a sunny south-facing backyard complete with a private hot tub that will stay with the property. Additional highlights include a rear paved lane and double detached garage. Beautifully priced in a prime location, this home is the perfect fit for families, professionals, or anyone looking to enjoy a vibrant lifestyle.