

# \$309,900 - 405, 33 Arbour Grove Close Nw, Calgary

MLS® #A2237773

**\$309,900**

2 Bedroom, 2.00 Bathroom, 848 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

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 pathways—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          | \$309,900         |
| 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      | Beach Access, Clubhouse, Party Room, Boating, Recreation Facilities |
| Parking Spaces | 1   |
| Parking        | Secured, Stall, Underground, See Remarks                            |

### 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 | 4              |
| Zoning         | M-C2           |
| HOA Fees       | 231            |
| HOA Fees Freq. | ANN            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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