403 33 Arbour Grove Close NW

Calgary | Active | MLS® A2357898

$264,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1997**	**930.79 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Welcome to Arbour Lake, where the convenience of urban living meets the appeal of Calgary's only northwest lake community! Whether you are purchasing your first home, adding to your investment portfolio, downsizing, or embracing the freedom of an empty-nest lifestyle, this two-bedroom, two-bathroom apartment offers a practical floor plan in a location that makes everyday life easy. Imagine leaving the car at home and strolling to Crowfoot Crossing for groceries, coffee with friends, dinner out, a movie, or the many shops and services that make this a northwest Calgary destination. The nearby Crowfoot LRT station makes commuting to the university, downtown, and beyond simple, while quick connections to Crowchild Trail and Stoney Trail put the rest of the city within easy reach. Set on the fourth floor with a northeast exposure, the home offers a comfortable living and dining area with access to your own private balcony, a welcoming place to start your morning or unwind at the end of the day. The functional kitchen keeps everything close at hand, and the practical floor plan includes two bedrooms and two full bathrooms, offering flexibility for overnight guests, roommates, or a dedicated home workspace. The primary bedroom features a walk-through closet and its own four-piece ensuite, while a second full bathroom serves the additional bedroom and visitors. An oversized in-suite laundry room adds everyday convenience along with storage, and a titled underground parking stall means you have a dedicated place to park when you do drive. But the real advantage here extends well beyond the front door. Arbour Lake residents enjoy access to the community's private lake amenities, with opportunities for swimming, fishing, boating, and winter skating, subject to seasonal conditions and association rules. Scenic pathways, parks, and neighbourhood green spaces invite you to get outside, while nearby schools, the public library, restaurants, fitness facilities, and essential services help keep your routine close to home. This is a location that adapts to the way you live: spend less time driving between errands, enjoy more spontaneous outings, and make the most of a community designed around recreation and connection. For first-time buyers, it is a chance to put down roots in an established northwest neighbourhood. For investors, the two-bedroom, two-bathroom configuration and nearby transit and amenities offer compelling everyday practicality. For down sizers and empty nesters, it offers the freedom of a manageable home without giving up the conveniences, activities, and social opportunities you enjoy. Comfortable today and full of possibilities for tomorrow, this is an opportunity to enjoy low-maintenance condo living in a location that truly does the heavy lifting. Discover the Arbour Lake lifestyle and see how effortlessly this address could fit your next chapter.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357898
Bedrooms	2
Bathrooms	2
Year Built	1997
Property Type:	Residential

Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	930.79 sq. ft.
Condo Fee:	$520.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Security, Trash, Water
HOA Fee Frequency:	Annually
Acreage:	No
Front Exposure:	Northeast
Unit Exposure:	Northeast
Floor Location:	Other
Entry Level:	3
Stories Total:	5
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1997 (Age: 29)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0

Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	9712202
Heating:	Baseboard, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Garage Door Opener, Garage Faces Front, Heated Garage, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
HOA Fee:	$254.43
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Arbour Grove
Community:	Arbour Lake
Amenities:	Beach Access, Elevator(s), Parking, Secured Parking, Trash, Visitor Parking

Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Bedroom · 11'10" × 10'9" ·
Main Floor	Dining Room · 9'11" × 7'10" ·
Main Floor	Kitchen · 8'5" × 7'5" ·
Main Floor	Laundry · 9'11" × 5'1" ·
Main Floor	Living Room · 16'1" × 12'6" ·
Main Floor	Bedroom - Primary · 14'5" × 12'3" ·
Title to Land:	Fee Simple
Community Features:	Fishing, Lake, Park, Playground, Pond, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony, Lighting, Storage
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C2
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/403-33-arbour-grove-close-nw-calgary-a2357898/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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