\$689,000 - 71 Arbour Wood Close Nw, Calgary

MLS® #A2240666

\$689,000

3 Bedroom, 3.00 Bathroom, 1,195 sqft Residential on 0.11 Acres

Arbour Lake, Calgary, Alberta

Great curb appeal and AWESOME location with this 3 bedroom, nearly 2,300 sq ft, Bungalow in Arbour Lake! The roof, siding, high-efficiency furnace and hot water tank, and full replacement of virtually all Poly-B water lines have all been completed within the last several years. Inside, the Main floor boasts oak hardwood flooring throughout, impressive vaulted ceiling, and spacious living, dining and family room areas. The Kitchen features custom cabinetry, granite countertops, large central island and black appliances. The LARGE Primary Bedroom includes custom closet built-ins, and 4-piece ensuite spa bath with lavish, LARGE soaker tub with SHOWER and separate vanity. The fully developed Lower level includes two large bedrooms, each with custom built-ins, durable cork flooring, a large theatre/recreation room and wet-bar area. There's also a laundry room that shares space with the 3-piece basement bath, complete with a travertine walk-in shower. Outside, you'll love the HUGE pressure-treated wood deck with privacy louvers and plenty of space for Summer BBQ's and outdoor lounging. There are also beautiful flower beds, mature trees including fruit bearing trees, and backyard storage shed. An aluminum front porch also allows for low maintenance living. ALSO the double garage is fully equipped with an insulated door, 240V power, and built-in heating for year round use. Just a quick walk to year-round Lake access, including swimming, skating, fishing, a small







beach, Pickleball Courts, playground space and community events. And surrounded by great schools, Crowfoot shopping, LRT, parks, and major roads like Nose Hill Drive and Stoney Trail for easy access to the rest of Calgary or out West to the Rocky Mountains. This home is a great opportunity!

Built in 1995

Essential Information

MLS® # A2240666 Price \$689,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,195 Acres 0.11

Year Built 1995

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

Community Information

Address 71 Arbour Wood Close Nw

Subdivision Arbour Lake

City Calgary
County Calgary
Province Alberta
Postal Code T3G 4A8

Amenities

Amenities Beach Access

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, Open

Floorplan, Pantry, Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer,

Window Coverings, Bar Fridge

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Landscaped, Rectangular Lot, Fruit Trees/Shrub(s)

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 16th, 2025

Days on Market 106
Zoning R-CG
HOA Fees 263

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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