

# \$639,900 - 22 Arbour Butte Road Nw, Calgary

MLS® #A2260725

## \$639,900

3 Bedroom, 3.00 Bathroom, 1,717 sqft

Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

Located in the desirable lake community of Arbour Lake, 2 Story home offers 3 Bedrooms and 2.5 Baths and a double attached garage. its open-concept layout connecting the Kitchen, Family Room, Dining Room, and Breakfast Nook. Primary bedroom with walk-in closet & jetted tub (as is) ensuite.

This move-in ready home comes with new carpet and waterproof vinyl plank flooring, fresh painting and stainless appliance.

Arbour Lake offers year-round lake access for swimming, water sports, skating, and more.

This community is near schools, parks, playgrounds, Crowfoot Crossing, the Crowfoot LRT station, and major roadways - including Stoney Trail and Crowchild Trail.

Built in 2000

## Essential Information

MLS® #	A2260725
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,717
Acres	0.10
Year Built	2000
Type	Residential
Sub-Type	Detached



Style	2 Storey
Status	Active

### Community Information

Address	22 Arbour Butte Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4L7

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	1

### Interior

Interior Features	Central Vacuum, Pantry, Jetted Tub, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Tile
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 1st, 2025
Zoning	R-CG

HOA Fees	289
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	First Place Realty
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