\$647,900 - 22 Arbour Crest Circle Nw, Calgary

MLS® #A2230391

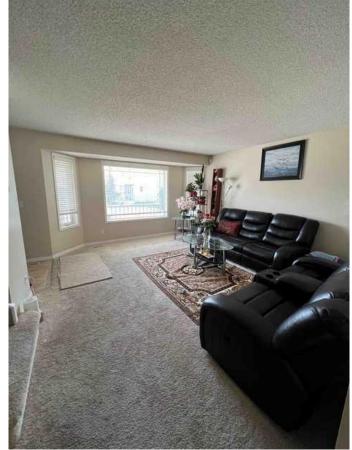
\$647,900

4 Bedroom, 4.00 Bathroom, 1,462 sqft Residential on 0.08 Acres

Arbour Lake, Calgary, Alberta

This lovely and well-maintained two-storey home is ideally situated on a quiet circle in the desirable Arbour Lake communityâ€"just steps from several schools, including St. Ambrose School (Kâ€"9), Arbour Lake School (6â€"9), and Robert Thirsk High School (10â€"12), as well as the YMCA, shopping centres, and a wide range of amenities INCLUDING THE LRT (C-Trian). The home features a charming front verandah and a spacious open-concept layout. The main level includes a formal living room with a large bay window that fills the space with natural light, a generously sized kitchen with ample pantry storage, a versatile family/flex room, and a convenient 2-piece bathroom. Upstairs, the bright and airy primary bedroom boasts a bay window with beautiful views of Canada Olympic Park (COP) and the surrounding area, along with a private 3-piece ensuite. Two additional bedrooms and a 4-piece bathroom complete the upper level. The professionally developed basement is fully finished and offers a large recreation/games area, a fourth bedroom, office space, a full 4-piece bathroom, and plenty of storage. Enjoy the landscaped backyard, complete with a poured concrete patio and a gas line for your BBQ, plus a concrete walkway extending along the entire east side of the home. The oversized 22' x 24' detached garage features an 8-foot overhead door and is accessible via a paved back lane. Residents enjoy year-round lake privileges, providing access to Arbour Lake and its recreational amenities.―





Built in 1996

Essential Information

MLS® # A2230391 Price \$647,900

Bedrooms 4
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,462 Acres 0.08 Year Built 1996

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 22 Arbour Crest Circle Nw

Subdivision Arbour Lake

City Calgary
County Calgary
Province Alberta
Postal Code T3G4H3

Amenities

Amenities None

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Laminate Counters, Pantry

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator,

Washer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden, Private Yard, Rain G

Lot Description Back Lane, Back Yard, Front

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Fra

Foundation Poured Concrete

Additional Information

Date Listed June 11th, 2025

Days on Market 3

Zoning R-CG

HOA Fees 289

HOA Fees Freq. ANN

Listing Details

Listing Office Century 21 Bravo Realty

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