

\$649,900 - 203 Arbour Wood Close Nw, Calgary

MLS® #A2240629

\$649,900

3 Bedroom, 3.00 Bathroom, 1,678 sqft

Residential on 0.11 Acres

Arbour Lake, Calgary, Alberta

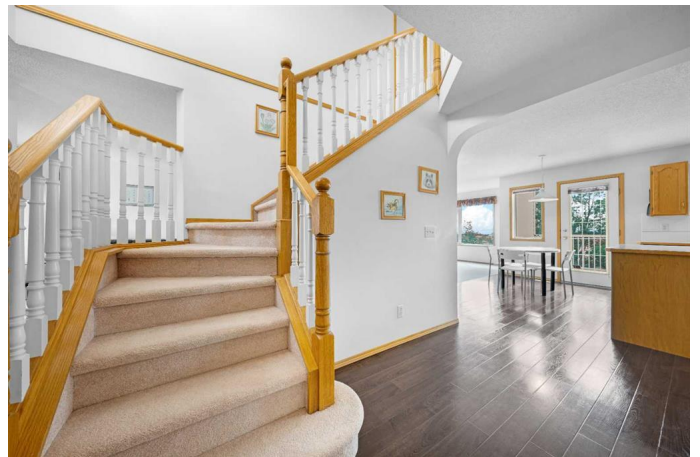
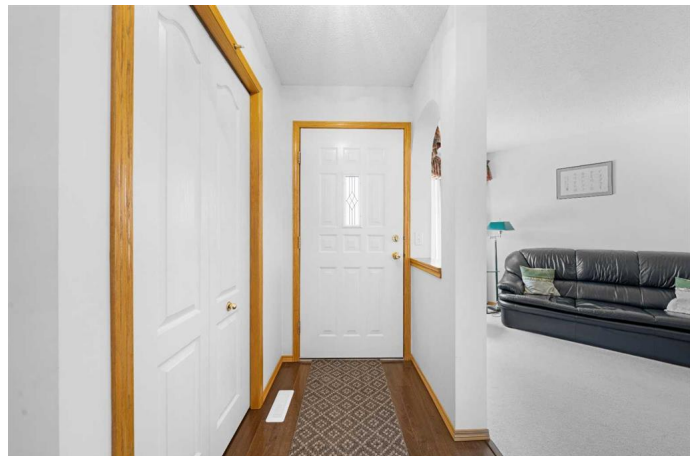
Located in the desirable lake community of Arbour Lake, this well-maintained 1,678 sqft home offers 3 Bedrooms and 2.5 Baths. Walking distance to Arbour Lake School and Crowfoot Crossing for shopping, dining, and LRT access.

The Main Floor features a Formal Living and Dining Room, a bright south-facing Family Room with Gas Fireplace, and a functional Kitchen with Center Island, Pantry, and Breakfast Nook. Step out onto the newer (2022) Deck with views of the Calgary Downtown Skylineâ€”perfect for watching Stampede and New Yearâ€™s Fireworks. A 2-Piece Bath with Laundry completes the Main Level.

Upstairs offers a spacious Primary Bedroom with Walk-In Closet and 4-Piece Ensuite including a Soaker Tub, plus two additional generously sized Bedrooms and another full 4-Piece Bath.

The Walkout Basement is unfinished with Bathroom Rough-In, ready for your future development plans. The Backyard is landscaped and backs onto a Walking Pathâ€”offering a more open outdoor feel with no direct neighbors behind. Additional upgrades include a newer Hot Water Tank (2022) and newer garage door (2021).

A fantastic opportunity to own a lovingly



cared-for home in Calgary's only
Northwest lake community, close to schools,
shopping, transit, and with easy access to
Crowchild Trail and Stoney Trail.

Built in 1996

Essential Information

MLS® #	A2240629
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,678
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	203 Arbour Wood Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4C3

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Kitchen Island, Open Floorplan, Pantry, Soaking Tub
-------------------	--

Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	None
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2025
Days on Market	9
Zoning	R-CG
HOA Fees	289
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
----------------	--

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.