

\$779,000 - 39 Arbour Wood Close Nw, Calgary

MLS® #A2254223

\$779,000

4 Bedroom, 4.00 Bathroom, 1,805 sqft

Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

This 4-bedroom, 3.5-bathroom family home is ideally located just one block from the lake, where residents enjoy swimming, fishing, boating, skating, and year-round community events. Walk to Crowfoot shopping, restaurants, YMCA, and LRT, with quick access to John Laurie Blvd, Nose Hill Drive, Crowchild Trail, and Stoney Trail for effortless commuting.

Step inside to a spacious foyer leading to a traditional floor plan with vinyl plank flooring on the main level. The front living room flows into a bright dining area, while the east-facing kitchen shines with updated quartz countertops, breakfast bar, and stainless steel appliances. A sunny kitchen nook overlooks the backyard, and the cozy family room with gas fireplace is perfect for relaxing. A powder room and convenient laundry complete the main floor.

Upstairs, the primary retreat features a 5-piece ensuite and walk-in closet. Two additional bedrooms and a 4-piece hall bath provide plenty of space for family.

The fully finished basement includes a large rec room, flex space, a fourth bedroom, and a 3-piece bathroom with heated floors – ideal for guests or teens.

Recent upgrades include: Triple-pane windows, High-efficiency furnace, Hot water tank, Newer refrigerator & Electric stove, Replacement of poly-b plumbing, and Class 2 shingles.

Enjoy summer evenings in the private



backyard with a low-maintenance composite deck and spacious lawn.

This is your chance to live in one of NW Calgary's most sought-after lake communities"just steps to the water and minutes to everything you need!

Built in 1994

Essential Information

MLS® #	A2254223
Price	\$779,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,805
Acres	0.10
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	39 Arbour Wood Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4A8

Amenities

Amenities	Beach Access, Clubhouse, Picnic Area, Playground, Recreation Facilities, Boating, Racquet Courts
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Skylight(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Gentle Sloping, Interior Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	289
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
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