

\$649,900 - 45 Arbour Crest Terrace Nw, Calgary

MLS® #A2263985

\$649,900

3 Bedroom, 3.00 Bathroom, 1,681 sqft

Single Family on 0.09 Acres

Arbour Lake, Calgary, Alberta

Welcome to this inviting 2-storey home located in Arbour Lake, one of Calgary Northwest most desirable and family-friendly communities. Offering 3 spacious bedrooms, 2.5 bathrooms, and a unique glass sunroom, this property is perfect for growing families, first-time buyers, or savvy investors. The main floor features a bright and functional layout, ideal for both everyday living and entertaining. The sunroom adds a tranquil space to relax year-round—bathed in natural light and perfect for morning coffee, reading, or indoor gardening. Upstairs, you'll find a large primary bedroom, with a generous ensuite bathroom, and ample closet space. 2 more spacious bedrooms, and bonus room. The unfinished basement offers potential for additional living space. Situated in a prime location just minutes from top-rated schools, shopping, public transit, and Arbour Lake's private lake access. Whether you're looking for a welcoming family home or a smart investment opportunity, this property checks all the boxes. (id:6289)

Built in 1999

Essential Information

| | |
|------------|-----------|
| Listings # | A2263985 |
| Price | \$649,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |



| | |
|----------------|---------------|
| Half Baths | 1 |
| Square Footage | 1,681 |
| Acres | 0.09 |
| Year Built | 1999 |
| Type | Single Family |
| Sub-Type | Freehold |

Community Information

| | |
|-------------|----------------------------|
| Address | 45 Arbour Crest Terrace Nw |
| Subdivision | Arbour Lake |
| City | Calgary |
| Province | Alberta |
| Postal Code | T3G4S2 |

Amenities

| | |
|----------------|--|
| Amenities | Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby |
| Features | No Smoking Home, Parking |
| Parking Spaces | 4 |
| Parking | Attached Garage |
| # of Garages | 2 |

Interior

| | |
|-----------------|--|
| Appliances | Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Window Coverings, Garage door opener |
| Heating | Natural gas Forced air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| # of Stories | 2 |

Exterior

| | |
|--------------|-----------------------------|
| Exterior | Concrete, Vinyl siding |
| Construction | Poured concrete, Wood frame |
| Foundation | Poured Concrete |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|



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