

# \$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

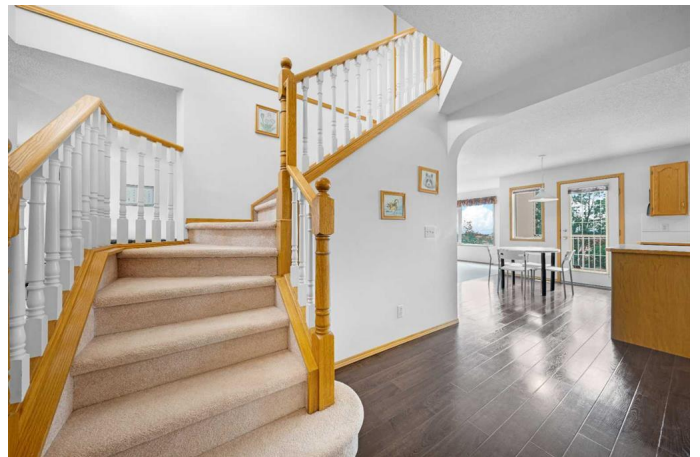
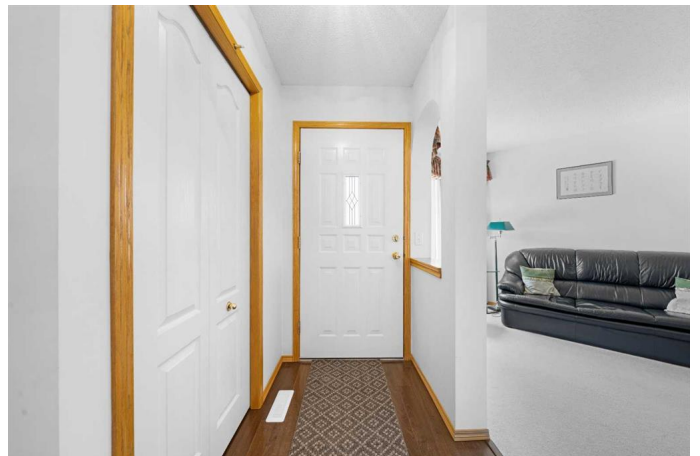
Located in the desirable lake community of Arbour Lake, this well-maintained 1,678 sqft home offers 3 Bedrooms and 2.5 Baths. Walking distance to Arbour Lake School and Crowfoot Crossing for shopping, dining, and LRT access.

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
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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	3
Zoning	R-CG
HOA Fees	289
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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