

# \$649,800 - 171 Arbour Meadows Close Nw, Calgary

MLS® #A2213671

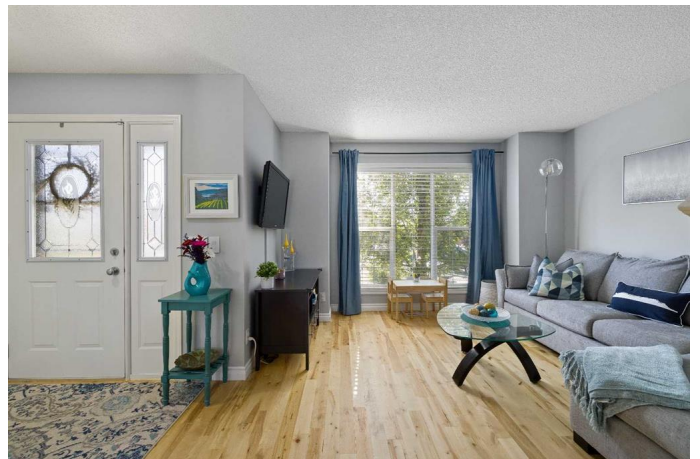
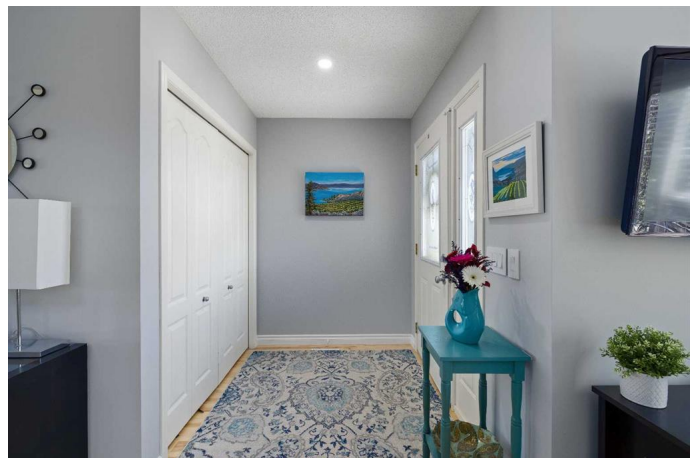
**\$649,800**

4 Bedroom, 3.00 Bathroom, 1,311 sqft

Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

Welcome to 171 Arbour Meadows Close NW, where comfort, charm, and an unbeatable outdoor space come together in one of Calgary's most desirable lake communities. This 4-bedroom, 2.5-bathroom home is tucked away on a quiet, family-friendly street and sits on a spacious pie-shaped lot that backs onto a serene green belt offering both privacy and a rare sense of openness. Step inside to a bright and practical main floor featuring a welcoming living room, functional kitchen with plenty of cabinetry and a corner pantry, and a sunny dining area that overlooks the backyard. The convenience of main floor laundry and a powder room add to the everyday ease of living here. Upstairs, you'll find three well-sized bedrooms and a full bathroom. The primary bedroom offers plenty of space and an oversized walk-in closet. Downstairs, the fully finished basement extends your living space with a large rec room, a fourth bedroom (non-egress window), and a second full bathroom, perfect for guests or teens seeking their own space. The backyard is Northwest-facing and is truly something special. Soak in the sunshine all afternoon and into the evening, then take in those breathtaking mountain views and golden sunsets from your spacious back deck. Whether you're hosting summer dinners, relaxing in the sunken hot tub, or watching the kids play in the sprawling yard, this outdoor space feels more like a private park than a typical suburban lot. The oversized double



detached garage provides even more room for storage, hobbies, or parking. Notable features include recently replaced shingles (2022) and new windows (2023). Living in Arbour Lake, youâ€™ll enjoy year-round access to swimming, fishing, skating, and more, along with excellent schools, shopping, parks, and quick access to the Crowfoot LRT and major roadways. If you're looking for a well-kept home with standout outdoor living, and room for your family to grow, this home is the perfect fit.

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2213671    |
| Price          | \$649,800   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,311       |
| Acres          | 0.10        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 171 Arbour Meadows Close Nw |
| Subdivision | Arbour Lake                 |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 5J3                     |

**Amenities**

|           |              |
|-----------|--------------|
| Amenities | Beach Access |
|-----------|--------------|

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Parking Spaces | 2                                                            |
| Parking        | Alley Access, Double Garage Detached, Oversized, See Remarks |
| # of Garages   | 2                                                            |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters                                          |
| Appliances        | Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

## Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit                                                                                       |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Pie Shaped Lot, Gentle Sloping |
| Roof              | Asphalt Shingle                                                                                |
| Construction      | Stone, Vinyl Siding                                                                            |
| Foundation        | Poured Concrete                                                                                |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 1                |
| Zoning         | R-CG             |
| HOA Fees       | 289              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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