# \$647,900 - 22 Arbour Crest Circle Nw, Calgary

MLS® #A2230391

## \$647,900

4 Bedroom, 4.00 Bathroom, 1,462 sqft Residential on 0.08 Acres

Arbour Lake, Calgary, Alberta

This lovely and well-maintained two-storey home is ideally situated on a quiet circle in the desirable Arbour Lake communityâ€"just steps from several schools, including St. Ambrose School (Kâ€"9), Arbour Lake School (6â€"9), and Robert Thirsk High School (10â€"12), as well as the YMCA, shopping centres, and a wide range of amenities INCLUDING THE LRT (C-Trian). The home features a charming front verandah and a spacious open-concept layout. The main level includes a formal living room with a large bay window that fills the space with natural light, a generously sized kitchen with ample pantry storage, a versatile family/flex room, and a convenient 2-piece bathroom. Upstairs, the bright and airy primary bedroom boasts a bay window with beautiful views of Canada Olympic Park (COP) and the surrounding area, along with a private 3-piece ensuite. Two additional bedrooms and a 4-piece bathroom complete the upper level. The professionally developed basement is fully finished and offers a large recreation/games area, a fourth bedroom, office space, a full 4-piece bathroom, and plenty of storage. Enjoy the landscaped backyard, complete with a poured concrete patio and a gas line for your BBQ, plus a concrete walkway extending along the entire east side of the home. The oversized 22' x 24' detached garage features an 8-foot overhead door and is accessible via a paved back lane. Residents enjoy year-round lake privileges, providing access to Arbour Lake and its recreational amenities.―





#### Built in 1996

#### **Essential Information**

MLS® # A2230391 Price \$647,900

Bedrooms 4
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,462 Acres 0.08 Year Built 1996

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 22 Arbour Crest Circle Nw

Subdivision Arbour Lake

City Calgary
County Calgary
Province Alberta
Postal Code T3G4H3

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Laminate Counters, Pantry

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator,

Washer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Garden, Private Yard, Rain G

Lot Description Back Lane, Back Yard, Front

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Fra

Foundation Poured Concrete

## **Additional Information**

Date Listed June 11th, 2025

Days on Market 2

Zoning R-CG

HOA Fees 289

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Century 21 Bravo Realty

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