

\$640,000 - 45 Arbour Crest Terrace Nw, Calgary

MLS® #A2263985

\$640,000

3 Bedroom, 3.00 Bathroom, 1,681 sqft

Residential 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. Roof replaces around 5 years ago, and Furnace around 3 years ago. 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.

Built in 1999

Essential Information

MLS® # A2263985

Price \$640,000

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,681
Acres	0.09
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	45 Arbour Crest Terrace Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4S2

Amenities

Amenities	Park, Parking, Beach Access, Picnic Area, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Other
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Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2025
Days on Market	39
Zoning	R-CG
HOA Fees	289
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Capital Realty
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