$689,900 - 105 Arbour Cliff Close Nw, Calgary

MLS® #A2215027

$689,900

3 Bedroom, 3.00 Bathroom, 1,288 sqft
Residential on 0.09 Acres

Arbour Lake, Calgary, Alberta

Backing onto a green belt sits this finished walkout bungalow in a charming complex with NO AGE RESTICTIONS! This is a villa but NO condo fees, just an HOA for lawn and snow maintenance of $144/month. Come home to your convenient low-maintenance lifestyle and never worry about snow shoveling or grass mowing again! The living and dining rooms are bright and open with wonderful connectivity, perfect for entertaining. The expansive deck, accessed from the living and dining rooms, is perfect for enjoying the wonderful south and west view of COP and the mountains, with nothing to block those views. Easily prep, cook and host in the large kitchen with a great layout. New kitchen counters, new dishwasher, new fridge with water/ice capabilities, a convenient garburator and freshly stained cabinetry add to your enjoyment of creating culinary wonders in this generous space. The bayed breakfast nook is wonderful for peaceful morning coffees and casual gatherings. Retreat at the end of the day to the spacious primary bedroom and enjoy the privacy of your own ensuite, updated with the same cabinetry and counter as the kitchen, and with new toilet. Ideally located on the other side of the home for ultimate privacy are the second bedroom and second full bathroom. Gather in the rec room in the finished walkout basement and come together in front of the gas fireplace. This huge space can easily be divided by furniture to create separate zones for work, fitness, media and hobbies. A 3rd bedroom

and another full bathroom further add to the versatility of this fantastic lower level. Backing onto a treed green space creates a scenic backdrop to your summer barbeques and time spent unwinding on the expansive rear deck and tranquil lower patio. The insulated and drywalled attached garage has a new door opener and keeps your vehicles safely out of the elements with extra parking on the driveway. Ideally located within walking distance to the lake and amenities! This enchanting lakeside community has it all â€“ an extensive pathway system, fishing, boating, swimming, ice skating and numerous other year-round activities at the lake plus diverse shopping and fantastic restaurants. Exceptionally located close to everything yet tucked away for a quiet escape!

Built in 1992

Essential Information

MLS® #	A2215027
Price	$689,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,288
Acres	0.09
Year Built	1992
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	105 Arbour Cliff Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3G 3W6

Amenities

Amenities	Beach Access, Boating, Clubhouse, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Snow Removal
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Insulated
# of Garages	2

Interior

Interior Features	See Remarks, Soaking Tub, Storage
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	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Lighting
Lot Description	Backs on to Park/Green Space, Greenbelt, Landscaped, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 28th, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations

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