

\$779,000 - 39 Arbour Wood Close Nw, Calgary

MLS® #A2254223

\$779,000

4 Bedroom, 4.00 Bathroom, 1,805 sqft

Single Family on 0.10 Acres

Arbour Lake, Calgary, Alberta

This 4-bedroom, 3.5-bathroom family home is ideally located just one block from the lake, where residents enjoy swimming, fishing, boating, skating, and year-round community events. Walk to Crowfoot shopping, restaurants, YMCA, and LRT, with quick access to John Laurie Blvd, Nose Hill Drive, Crowchild Trail, and Stoney Trail for effortless commuting. Step inside to a spacious foyer leading to a traditional floor plan with vinyl plank flooring on the main level. The front living room flows into a bright dining area, while the east-facing kitchen shines with updated quartz countertops, breakfast bar, and stainless steel appliances. A sunny kitchen nook overlooks the backyard, and the cozy family room with gas fireplace is perfect for relaxing. A powder room and convenient laundry complete the main floor. Upstairs, the primary retreat features a 5-piece ensuite and walk-in closet. Two additional bedrooms and a 4-piece hall bath provide plenty of space for family. The fully finished basement includes a large rec room, flex space, a fourth bedroom, and a 3-piece bathroom with heated floors – ideal for guests or teens. Recent upgrades include: Triple-pane windows, High-efficiency furnace, Hot water tank, Newer refrigerator & Electric stove, Replacement of poly-b plumbing, and Class 2 shingles. Enjoy summer evenings in the private backyard with a low-maintenance composite deck and spacious lawn. This is your chance to live in one of NW Calgary's most sought-after



lake communitiesâ€™ just steps to the water
and minutes to everything you need! (id:6289)

Built in 1994

Essential Information

Listing #	A2254223
Price	\$779,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,805
Acres	0.10
Year Built	1994
Type	Single Family
Sub-Type	Freehold

Community Information

Address	39 Arbour Wood Close Nw
Subdivision	Arbour Lake
City	Calgary
Province	Alberta
Postal Code	T3G4A8

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby, Clubhouse, Recreation Centre
Features	PVC window
Parking Spaces	4
Parking	Attached Garage, Concrete
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Has Basement Yes

Exterior

Exterior Brick, Vinyl siding
Exterior Features Landscaped, Lawn
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office RE/MAX House of Real Estate



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