

\$645,000 - 45 Arbour Crest Terrace Nw, Calgary

MLS® #A2263985

\$645,000

3 Bedroom, 3.00 Bathroom, 1,681 sqft

Single Family 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. (id:6289)

Built in 1999

Essential Information

Listing #	A2263985
Price	\$645,000
Bedrooms	3



Bathrooms	3.00
Half Baths	1
Square Footage	1,681
Acres	0.09
Year Built	1999
Type	Single Family
Sub-Type	Freehold

Community Information

Address	45 Arbour Crest Terrace Nw
Subdivision	Arbour Lake
City	Calgary
Province	Alberta
Postal Code	T3G4S2

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby
Features	No Smoking Home, Parking
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

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

Exterior

Exterior	Concrete, Vinyl siding
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on November 5th, 2025 at 6:31am PST