

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

MLS® #A2230391

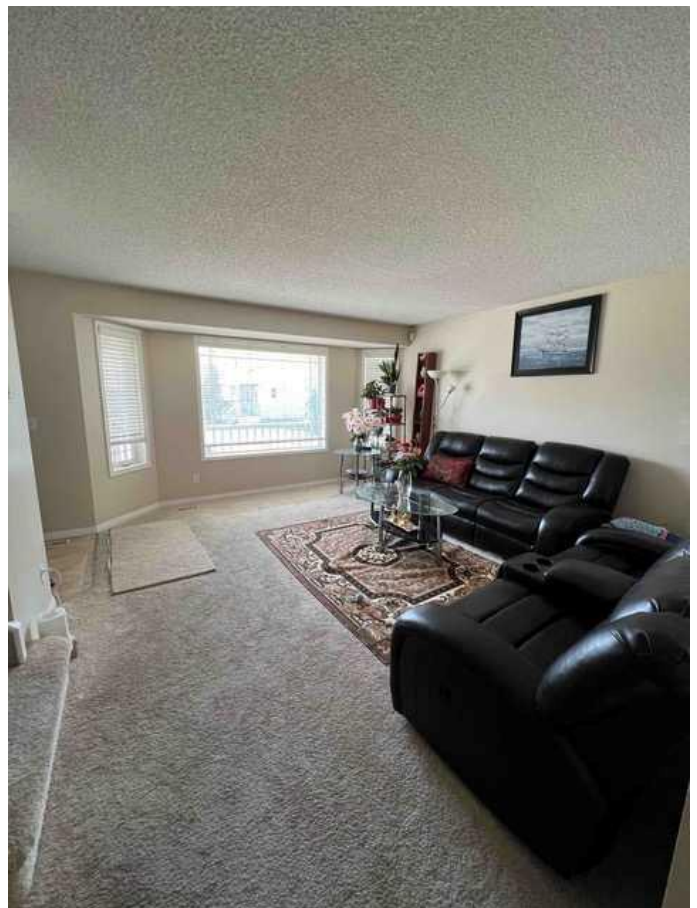
## **\$647,900**

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 community—just steps from several schools, including St. Ambrose School (K–9), Arbour Lake School (6–9), and Robert Thirsk High School (10–12), 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
<b>Exterior</b>	
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	7
Zoning	R-CG
HOA Fees	289
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Century 21 Bravo Realty
----------------	-------------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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. Used under license.