

\$579,900 - 134 Arbour Meadows Close Nw, Calgary

MLS® #A2221092

\$579,900

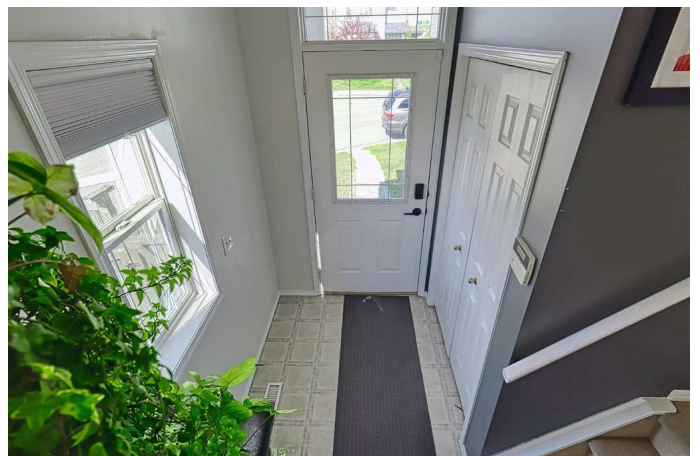
2 Bedroom, 3.00 Bathroom, 1,658 sqft

Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

Welcome to this well maintained 4 level front back split home located on a quite cul-de-sac in the only Lake community in NW Calgary. As you enter the home you will find a very open concept floor plan with a very bright living room accented by vaulted ceiling's and a large bay window. The dining room and kitchen are well situated with updated lighting and a newer dishwasher (replaced within the last year). The side door off the dining room leads you to a south facing covered patio/balcony area that is ready for a hot tub if you so choose ... the sun shelter canopy is needed as the sun shines brightly on this side. The upper level has 2 bedrooms and 2 full bathrooms for your convenience. The primary bedroom has a corner soaker tub and separate shower. On the lower level you have a very large family/bonus or recreational room that can be utilized for your needs and another full bathroom. The basement is partially developed and provides you the opportunity to add an additional bedroom if required to meet your families needs. The hot water tank and furnace have been replaced within the last 3 years. The asphalt shingles were replaced 2 years ago.

Your home has central air conditioning for your comfort on hot summer evenings. The beautiful community of Arbour Lake has all the amenities very well located ... lake access, Crowfoot Shopping Center, parks, all levels of schools, parks, library ... the list goes on.



Built in 2001

Essential Information

MLS® #	A2221092
Price	\$579,900
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,658
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	134 Arbour Meadows Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5J4

Amenities

Amenities	Beach Access, Clubhouse, Recreation Facilities, Boating
Parking Spaces	1
Parking	Alley Access, Off Street, Parking Pad

Interior

Interior Features	Soaking Tub, Storage, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 18th, 2025
Zoning	R-CG
HOA Fees	264
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR 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.