

\$654,900 - 28 Arbour Ridge Place Nw, Calgary

MLS® #A2212961

\$654,900

4 Bedroom, 4.00 Bathroom, 1,613 sqft

Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

Charming 4-Bedroom Home in Arbour Lake , Quiet Cul-de-Sac ,Lake Access! Fresh painted through the whole house, 2020 Hot water tank and 2025 Pilot for furnace.

Welcome to this superb 4-bedroom, 3.5-bathroom family home nestled in the highly sought-after Arbour Lake community. Located on a quiet cul-de-sac in a friendly and respectful neighborhood, this home offers the perfect blend of comfort, functionality, and convenience.

The main level features a bright and open layout with beautiful flooring that flows seamlessly throughout the home. The fully equipped kitchen is a true highlight, offering ample space for cooking and entertaining. Enjoy your morning coffee in the sunlit bay window breakfast nook, which overlooks the spacious back deck and low-maintenance landscaped yard—perfect for relaxing or hosting gatherings.

Upstairs, you'll find three generously sized bedrooms, including a large master retreat complete with a luxurious ensuite bath and soaker tub. The fully finished basement offers a versatile space that can be used as a games room, home theatre, or rec room, and includes a fourth bedroom—ideal for guests or a private office.

This property sits on a flat lot and is perfectly positioned just 5 minutes by car or 30 minutes on foot to Arbour Lake, where you'll enjoy



year-round lake privileges. Commuting is a breeze with easy access to the LRT, and you're within minutes of Crowfoot Centre, with shopping, dining, and a movie theatre at your fingertips. Local favorite Chianti's Restaurant is also nearby.

Whether you're looking for comfort, location, or lifestyle, this Arbour Lake gem has it all. Don't miss your chance"book your showing today and discover all this home has to offer!

Built in 1993

Essential Information

MLS® #	A2212961
Price	\$654,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,613
Acres	0.10
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	28 Arbour Ridge Place Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3Z1

Amenities

Amenities	Beach Access, Boating, Clubhouse, Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	262
HOA Fees Freq.	ANN

Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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. Used under license.