

\$569,900 - 176 Arbour Ridge Way Nw, Calgary

MLS® #A2132799

\$569,900

3 Bedroom, 3.00 Bathroom, 1,409 sqft

Residential on 0.11 Acres

Arbour Lake, Calgary, Alberta

Welcome to this comfortable 2 Storey Home featuring 3 Beds & 2.5 Baths w/ 1,828 sq. ft. of developed living space in the community of Arbour Lake! | Newer Shingles & Siding | Some Newer Windows | Double Attached Garage | The good-sized Living room has a gas fireplace and a ceiling fan, it connects to the Kitchen w/Eating Nook. There is access from the Kitchen to the Deck and South-West facing Backyard. Main floor laundry and a half bath, access to the Double attached garage. Going up you will find your Primary Bedroom w/ walk-in closet and the 4 pc Ensuite. 2 additional good-sized Bedrooms and a 4 pc Bath on this floor. A large Rec Room complements a bathroom rough-in in the partially finished Basement. You will love to have your outdoor activities at the partially fenced and landscaped Backyard w/ patio! Steps to the bus station and parks. Close to Arbour Lake School, St. Ambrose School, Hawkwood School, St. Maria Goretti School, and the Crowfoot shopping centre. Easy access to Country Hills Blvd and Stoney Trail. This is a perfect First-time home buyer in this lovely Arbour Lake community with Lake access!! Swim and boat in the Summer, Skating in the Winter.

Built in 1994

Essential Information



MLS® #	A2132799
Price	\$569,900
Sold Price	\$605,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,409
Acres	0.11
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	176 Arbour Ridge Way Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4B1

Amenities

Amenities	Beach Access, Boating, Clubhouse, Playground
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Dry Bar, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2024
Date Sold	May 21st, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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