

\$799,900 - 35 Arbour Ridge Way Nw, Calgary

MLS® #A2133612

\$799,900

4 Bedroom, 4.00 Bathroom, 2,200 sqft

Residential on 0.13 Acres

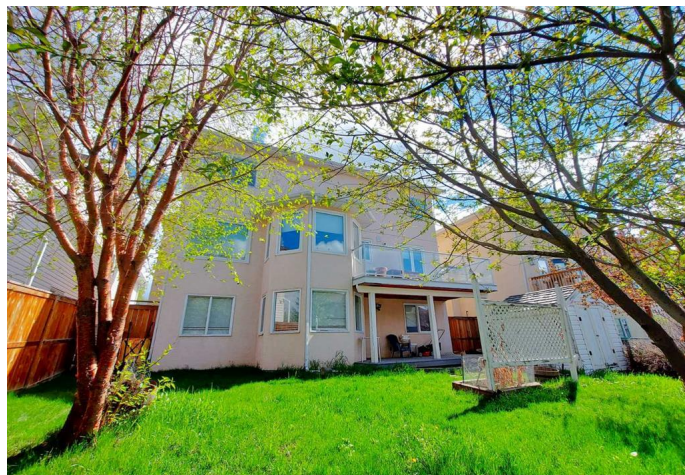
Arbour Lake, Calgary, Alberta

This is the home you have been waiting for: Fully Finished WALK OUT BASEMENT+ SOUTH BACKYARD+ 2200SF 2 STORY single house at the ONE & ONLY LAKE COMMUNITY of NW Calgary. This former show home features 4 bedrooms, 3.5 baths, almost 3000SF Living Space & Mountain View!!! Updates over the years include: deck with glass railing 2011; Roof & driveway 2012; Kitchen & tile flooring 2015; main floor & 2 upstairs bedrooms windows & Fridge 2021; Hot water tank 2021; Garage door 2023; New washer & dryer 2024 and New kitchen water filter system 2024. Your dream home just minutes away from the LRT station, Crowfoot Shopping Center, Arena, Library, YMCA, Major Banks, Cinema & Restaurants, Beach Club House and several Schools. All the daily needs for a growing family are close by. Do not miss this great home, Make it yours today!

Built in 1991

Essential Information

MLS® #	A2133612
Price	\$799,900
Sold Price	\$783,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,200



Acres	0.13
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	35 Arbour Ridge Way Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3T1

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 14th, 2024
Days on Market	21
Zoning	R-C1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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