

# \$614,900 - 105 Arbour Wood Mews Nw, Calgary

MLS® #A2145877

**\$614,900**

3 Bedroom, 3.00 Bathroom, 1,270 sqft

Residential on 0.07 Acres

Arbour Lake, Calgary, Alberta

Highlights: Air Conditioning | Detached Garage  
Built in 2021 | New Fence Gates/Landscaping  
2023 | New Basement Windows and Master  
Bedroom Windows 2022 | Extra Attic  
Insulation Added 2021 | Water Heater  
Replaced 2022 | Roof and Furnace Replaced  
2014. Description: Welcome to 105 Arbour  
Wood Mews, a charming home ideally situated  
in the Northwest quadrant of Calgary. This  
residence is nestled in the charming  
community of Arbour Lake. A beautiful lake  
community, Arbour Lake is surrounded by  
parks, breathtaking mountain views and rolling  
hills. This property offers a blend of comfort  
and functionality with its well-designed layout  
and modern amenities. It boasts 3 spacious  
bedrooms and 3 bathrooms along with  
a finished basement which includes a laundry  
room, recreation room and an office space.  
Updated stainless steel appliances and an  
open style kitchen keeps this home feeling  
fresh and spacious. with plenty of light  
entering the kitchen through the large windows  
overlooking the backyard. If you are looking for  
a place to call home in a quiet, charming,  
neighbourhood look no further. This is the  
home for you!

Built in 1994

## Essential Information

MLS® # A2145877

Price \$614,900



|                |             |
|----------------|-------------|
| Sold Price     | \$607,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,270       |
| Acres          | 0.07        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 105 Arbour Wood Mews Nw |
| Subdivision | Arbour Lake             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3G4B5                  |

### Amenities

|                |                                                                                                                                        |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Community Gardens, Park, Parking, Party Room, Picnic Area, Playground, Recreation Facilities, Recreation Room |
| Parking Spaces | 2                                                                                                                                      |
| Parking        | Alley Access, Double Garage Detached, Off Street                                                                                       |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                   |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                       |
| Cooling           | Central Air                                                                   |
| Fireplace         | Yes                                                                           |
| # of Fireplaces   | 1                                                                             |
| Fireplaces        | Family Room, Gas, See Remarks                                                 |
| Has Basement      | Yes                                                                           |
| Basement          | Finished, Full                                                                |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard                      |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard |
| Roof              | Asphalt Shingle                   |
| Construction      | Wood Frame                        |
| Foundation        | Poured Concrete                   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 3rd, 2024  |
| Date Sold      | July 20th, 2024 |
| Days on Market | 17              |
| Zoning         | R-C2            |
| HOA Fees       | 262.50          |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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