

\$650,000 - 56 Arbour Cliff Court Nw, Calgary

MLS® #A2177331

\$650,000

3 Bedroom, 3.00 Bathroom, 1,290 sqft
Residential on 0.09 Acres

Arbour Lake, Calgary, Alberta

Discover this immaculate turn-key bungalow in the desirable community of Arbour Lake, offering over 2,132 square feet of beautifully developed living space. With 3 bedrooms and 3 bathrooms, this home features gleaming hardwood floors, vaulted ceilings, and an abundance of natural light throughout its open floor plan. The main floor includes a spacious living room, dining area, and kitchen with a cozy nook, equipped with stainless steel appliances, granite countertops, and custom cabinetry. The primary suite serves as a private retreat, complete with a walk-in closet and 3-piece ensuite. A second bedroom, 4-piece bath, and main-floor laundry/mudroom complete the main level.

The basement is thoughtfully designed for comfort, featuring a cozy gas fireplace, a third bedroom, an additional bath, and ample storage space. Step outside to enjoy a new, maintenance-free deck with glass railing, perfect for relaxing or entertaining. This well-maintained home boasts numerous updates, including new windows, heated floors and more. The double attached garage includes a workbench. A HOA fee covers snow removal and landscaping, ensuring truly low-maintenance living. Conveniently located close to shopping, walking paths, and with exclusive access to Arbour Lake. Don't miss out—call now or check out the 3D tour!

Built in 1992



Essential Information

MLS® #	A2177331
Price	\$650,000
Sold Price	\$650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,290
Acres	0.09
Year Built	1992
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	56 Arbour Cliff Court Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3W6

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Range Hood
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Recreation Room

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2024
Date Sold	November 8th, 2024
Days on Market	1
Zoning	R-CG
HOA Fees	144.00
HOA Fees Freq.	MON

Listing Details

Listing Office	eXp Realty
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