

\$689,900 - 105 Arbour Cliff Close Nw, Calgary

MLS® #A2215027

\$689,900

3 Bedroom, 3.00 Bathroom, 1,288 sqft
Residential on 0.09 Acres

Arbour Lake, Calgary, Alberta

Backing onto a green belt sits this finished walkout bungalow in a charming adult complex! This is a villa but NO condo fees, just an HOA for lawn and snow maintenance of \$144/month. Come home to your convenient low-maintenance lifestyle and never worry about snow shovelling or grass mowing again! The living and dining rooms are bright and open with wonderful connectivity, perfect for entertaining. The expansive deck, accessed from the living and dining rooms, is perfect for enjoying the wonderful south and west view of COP and the mountains, with nothing to block those views. Easily prep, cook and host in the large kitchen with a great layout. New kitchen counters, new dishwasher, new fridge with water/ice capabilities, a convenient garburator and freshly stained cabinetry add to your enjoyment of creating culinary wonders in this generous space. The bayed breakfast nook is wonderful for peaceful morning coffees and casual gatherings. Retreat at the end of the day to the spacious primary bedroom and enjoy the privacy of your own ensuite, updated with the same cabinetry and counter as the kitchen, and with new toilet. Ideally located on the other side of the home for ultimate privacy are the second bedroom and second full bathroom. Gather in the rec room in the finished walkout basement and come together in front of the gas fireplace. This huge space can easily be divided by furniture to create separate zones for work, fitness, media and hobbies. A 3rd bedroom and another full



bathroom further add to the versatility of this fantastic lower level. Backing onto a treed green space creates a scenic backdrop to your summer barbeques and time spent unwinding on the expansive rear deck and tranquil lower patio. The insulated and drywalled attached garage has a new door opener and keeps your vehicles safely out of the elements with extra parking on the driveway. Ideally located within walking distance to the lake and amenities! This enchanting lakeside community has it all â€“ an extensive pathway system, fishing, boating, swimming, ice skating and numerous other year-round activities at the lake plus diverse shopping and fantastic restaurants. Exceptionally located close to everything yet tucked away for a quiet escape!

Built in 1992

Essential Information

MLS® #	A2215027
Price	\$689,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,288
Acres	0.09
Year Built	1992
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	105 Arbour Cliff Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3G 3W6

Amenities

Amenities Beach Access, Clubhouse, Playground, Boating, Picnic Area, Racquet Courts, Recreation Facilities, Snow Removal

Parking Spaces 4

Parking Double Garage Attached, Driveway, Insulated

of Garages 2

Interior

Interior Features See Remarks, Soaking Tub, Storage

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Lighting

Lot Description Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Views, Greenbelt

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 28th, 2025

Days on Market 3

Zoning R-CG

HOA Fees 263

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX iRealty Innovations

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.