

\$719,900 - 21 Arbour Ridge Park Nw, Calgary

MLS® #A2245374

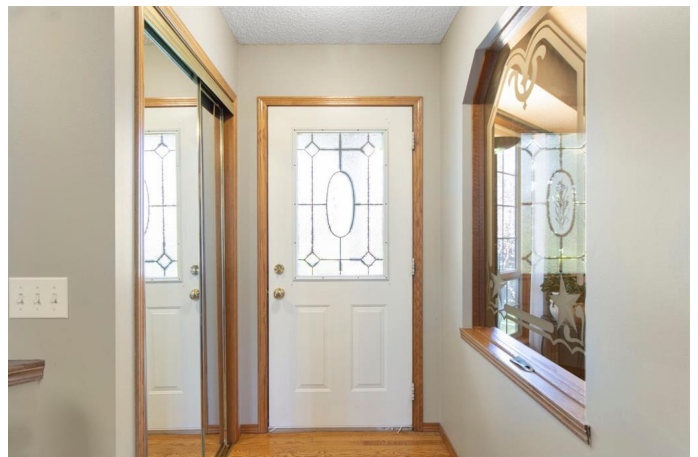
\$719,900

3 Bedroom, 3.00 Bathroom, 1,975 sqft

Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

PRICE DISCOUNTEDModifications to this home include a series of three staircases all professionally equipped with quality "Stair Chairs"™ to accommodate any family that may include a member with compromised mobility issues. The home could not be more ideally located being adjacent to pathways and also no immediate neighbouring houses on either the north or east side. Enjoy a family barbecue on the modern spacious back deck which overlooks a children's play area just outside the fenced back yard. The kitchen with large island, corner pantry, quartz countertops and an abundance of cupboards, and counter space, also includes an eating area and corner office. The separate formal dining room comfortably accommodates a table for six along with room for a buffet. The vaulted ceiling of the second floor bonus room delivers an abundance of natural light year round. The corner gas burning mantle fireplace will keep you cozy on those chilly winter nights. Three bedrooms up along with a four piece washroom complete with the washer/dryer pair. The massive primary easily fits a King size bed with room to spare. The spacious four piece ensuite has a corner shower, large soaker tub along with access to your walk in closet. Other features you will appreciate include central air, Vacuflo, and located on a quiet non flow through street. Note there are no wheelchair ramps on either entrance but could be installed if needed. The basement is undeveloped but has the necessary plumbing



to install a basement washroom. This serene and quiet location is a huge plus. Arbour Lake is coveted and highly regarded community with mature trees and green spaces. Youâ€™ll find a rare peaceful tranquility not found in too many city homes. See for yourself. Enjoy where you live. Call your agent and book a showing today. PRICE REDUCED

Built in 1996

Essential Information

MLS® #	A2245374
Price	\$719,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,975
Acres	0.10
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	21 Arbour Ridge Park Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G4C4

Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Satellite TV Dish
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Glass Doors
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Playground
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Landscaped, Lawn
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 3rd, 2025
Days on Market	36
Zoning	R-CG
HOA Fees	226
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.