

# \$599,900 - 132 Arbour Ridge Way Nw, Calgary

MLS® #A2264639

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,205 sqft

Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

Great 4-level split home with a double attached garage and walk out third level access is ideal for a large family. Located in the sought-after lake community of Arbour Lake, this property has been refreshed with new paint and flooring throughout. The bright and welcoming main floor boasts vaulted ceilings, large windows, hardwood flooring, a spacious dining area, and a well-appointed kitchen with ample cabinetry. Upstairs, you'll find three bedrooms and two full bathrooms. The primary suite features a walkthrough closet and a private 4-piece ensuite.

The fully finished third level offers a large recreation area with fresh paint and flooring, plus a separate walk-up entrance—an excellent opportunity if you are looking the potential to add a secondary suite (city permits and approvals would be needed). The fourth level includes a laundry area kitchenette and a large bedroom. Located within walking distance to the YMCA, shopping centre, LRT station, schools, and more. Easy access to both Stoney Trail and Crowfoot Trail makes commuting a breeze.

Built in 1994

## Essential Information

MLS® # A2264639

Price \$599,900



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,205         |
| Acres          | 0.10          |
| Year Built     | 1994          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 132 Arbour Ridge Way Nw |
| Subdivision | Arbour Lake             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3G 4B2                 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Beach Access           |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                           |
|-------------------|-------------------------------------------|
| Interior Features | Vaulted Ceiling(s)                        |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s) |
| Heating           | Forced Air                                |
| Cooling           | None                                      |
| Has Basement      | Yes                                       |
| Basement          | Full                                      |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Other                 |
| Lot Description   | Back Lane, Landscaped |
| Roof              | Asphalt               |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 18                 |
| Zoning         | R-CG               |
| HOA Fees       | 275                |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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