

# \$625,000 - 101 Arbour Wood Mews Nw, Calgary

MLS® #A2218466

**\$625,000**

4 Bedroom, 3.00 Bathroom, 1,093 sqft

Residential on 0.07 Acres

Arbour Lake, Calgary, Alberta

**BACK ON MARKET DUE TO FINANCING.....**

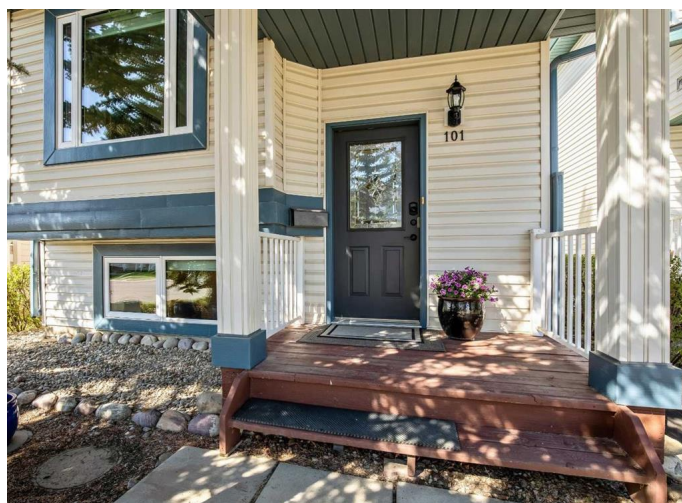
Welcome to Your New Home with lake privileges in Arbour Lake!

Nestled in the highly sought-after community of Arbour Lake, this beautifully maintained bi-level home offers over 1,800 sq. ft. of thoughtfully designed living space—perfect for families or anyone seeking comfort, quality, and functionality.

The main level features a bright, open-concept layout highlighted by soaring vaulted ceilings and gorgeous white oak hardwood flooring. The kitchen is both stylish and practical, complete with granite countertops, ample cabinetry, and heated ceramic tile floors, which also extend into the ensuite bathroom. Three spacious bedrooms and two full bathrooms provide a versatile and family-friendly layout.

The fully developed basement is bathed in natural light and offers even more living space, including a large rec room with a cozy gas fireplace, a fourth bedroom with a massive window, a three-piece bathroom, and generous storage throughout. A conveniently located side entrance makes this basement area a fully private area.

Notable upgrades include triple-pane windows and newer garage roof —valuable improvements that offer peace of mind for years to come.



The double detached garage is heated, insulated, and equipped with its own electrical panel, making it ideal for a workshop or electric vehicle setup.

Located just a short walk from schools, shopping, and the CTrain, this home combines modern upgrades with everyday practicality in one of Calgary’s most desirable lake communities. Don’t miss your chance to make this exceptional Arbour Lake home your own”schedule your showing today!

Built in 1995

**Essential Information**

MLS® #	A2218466
Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,093
Acres	0.07
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	101 Arbour Wood Mews Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4B5

**Amenities**

Amenities	Clubhouse, Park, Beach Access, Picnic Area, Playground, Racquet
-----------	---

	Courts, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Garage Faces Rear, See Remarks, Workshop in Garage
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage, Private Entrance
Lot Description	Back Lane, Back Yard, Level, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Rectangular Lot, Lake, Private
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 21st, 2025
Days on Market	26
Zoning	R-CG
HOA Fees	289
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
----------------	------------

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.