

# \$649,900 - 203 Arbour Wood Close Nw, Calgary

MLS® #A2240629

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,678 sqft

Residential on 0.11 Acres

Arbour Lake, Calgary, Alberta

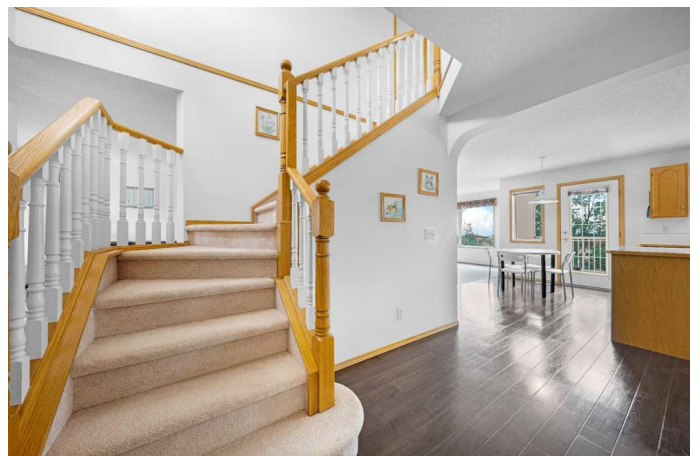
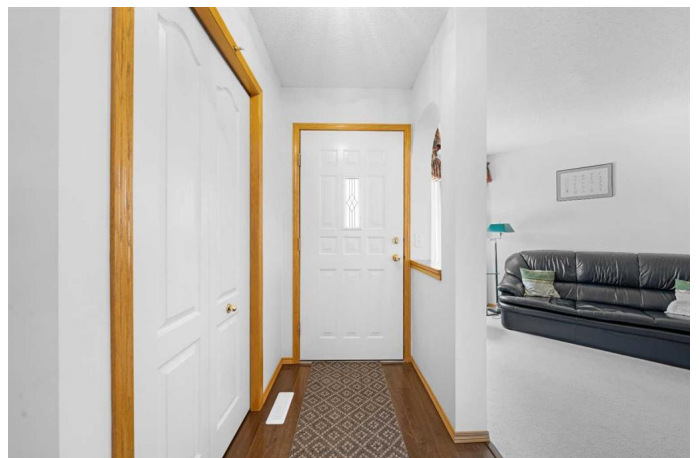
Located in the desirable lake community of Arbour Lake, this well-maintained 1,678 sqft home offers 3 Bedrooms and 2.5 Baths. Walking distance to Arbour Lake School and Crowfoot Crossing for shopping, dining, and LRT access.

The Main Floor features a Formal Living and Dining Room, a bright south-facing Family Room with Gas Fireplace, and a functional Kitchen with Center Island, Pantry, and Breakfast Nook. Step out onto the newer (2022) Deck with views of the Calgary Downtown Skyline—perfect for watching Stampede and New Year’s Fireworks. A 2-Piece Bath with Laundry completes the Main Level.

Upstairs offers a spacious Primary Bedroom with Walk-In Closet and 4-Piece Ensuite including a Soaker Tub, plus two additional generously sized Bedrooms and another full 4-Piece Bath.

The Walkout Basement is unfinished with Bathroom Rough-In, ready for your future development plans. The Backyard is landscaped and backs onto a Walking Path—offering a more open outdoor feel with no direct neighbors behind. Additional upgrades include a newer Hot Water Tank (2022) and newer garage door (2021).

A fantastic opportunity to own a lovingly



cared-for home in Calgary's only  
Northwest lake community, close to schools,  
shopping, transit, and with easy access to  
Crowchild Trail and Stoney Trail.

Built in 1996

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2240629    |
| Price          | \$649,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,678       |
| Acres          | 0.11        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 203 Arbour Wood Close Nw |
| Subdivision | Arbour Lake              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3G 4C3                  |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Kitchen Island, Open Floorplan, Pantry, Soaking Tub |
|-------------------|------------------------------------------------------------------------|

|                 |                                                                                              |
|-----------------|----------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                      |
| Cooling         | None                                                                                         |
| Fireplace       | Yes                                                                                          |
| # of Fireplaces | 1                                                                                            |
| Fireplaces      | Family Room, Gas                                                                             |
| Has Basement    | Yes                                                                                          |
| Basement        | Full, Unfinished, Walk-Out                                                                   |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | None                        |
| Lot Description   | Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 2               |
| Zoning         | R-CG            |
| HOA Fees       | 289             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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