

# \$919,000 - 95 Arbour Lake Heights Nw, Calgary

MLS® #A2246829

**\$919,000**

5 Bedroom, 4.00 Bathroom, 2,067 sqft

Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

Welcome to this beautiful 2022-built home with a legal basement suite in Arbour Lake – a sought-after lake community!

Offering 2,675SF, 5 bedrooms, and 3.5 baths, this upgraded home is perfect for families or smart investors.

Main Floor has Open-concept layout, Modern kitchen with walk-through pantry, Spacious living & dining areas and 2-piece guest bath. Upper Floor features Bonus room, Primary bedroom with 5-piece ensuite, 2 more bedrooms with walk-in closets, 4-piece bath & laundry room.

Legal Basement Suite: 9-ft ceilings, Full kitchen, living/dining area, 2 bedrooms, 4-piece bath, Private laundry & entrance.

New deck and sod added in 2024.

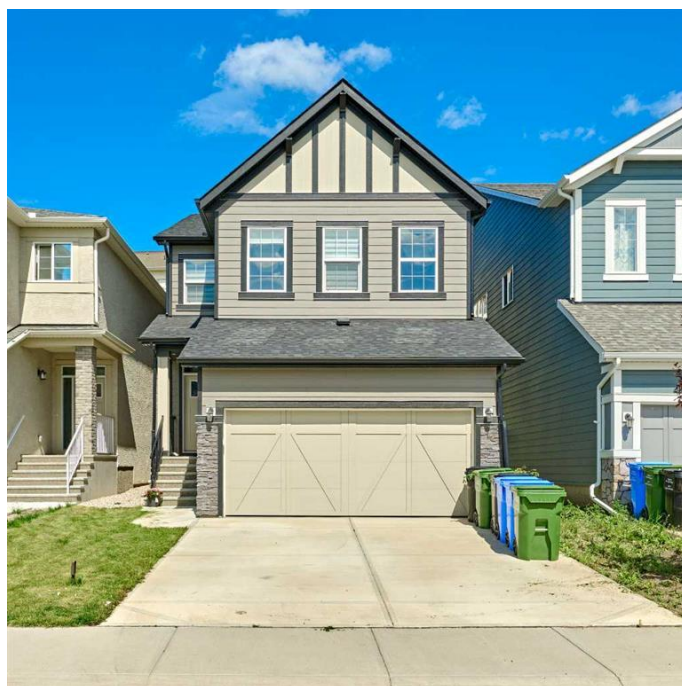
Live upstairs and rent the basement to help cover your mortgage, taxes, and more.

Enjoy lake access, and walk to Crowfoot LRT, shopping, and great schools. Great value in a prime NW location!

Built in 2022

## Essential Information

MLS® #	A2246829
Price	\$919,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	2,067
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	95 Arbour Lake Heights Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5J4

### Amenities

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

### Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

### Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 13th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	120
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Classic Property Management &
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