

# \$649,900 - 45 Arbour Crest Terrace Nw, Calgary

MLS® #A2263985

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,681 sqft

Residential on 0.09 Acres

Arbour Lake, Calgary, Alberta

Welcome to this inviting 2-storey home located in Arbour Lake, one of Calgary Northwest most desirable and family-friendly communities. Offering 3 spacious bedrooms, 2.5 bathrooms, and a unique glass sunroom, this property is perfect for growing families, first-time buyers, or savvy investors. The main floor features a bright and functional layout, ideal for both everyday living and entertaining. The sunroom adds a tranquil space to relax year-round—bathed in natural light and perfect for morning coffee, reading, or indoor gardening. Upstairs, you'll find a large primary bedroom, with a generous ensuite bathroom, and ample closet space. 2 more spacious bedrooms, and bonus room. The unfinished basement offers potential for additional living space. Situated in a prime location just minutes from top-rated schools, shopping, public transit, and Arbour Lake's private lake access. Whether you're looking for a welcoming family home or a smart investment opportunity, this property checks all the boxes.

Built in 1999

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2263985  |
| Price     | \$649,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,681       |
| Acres          | 0.09        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 45 Arbour Crest Terrace Nw |
| Subdivision | Arbour Lake                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3G 4S2                    |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Beach Access, Park, Parking, Picnic Area, Playground |
| Parking Spaces | 4                                                    |
| Parking        | Double Garage Attached                               |
| # of Garages   | 2                                                    |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Gas                                                                                                      |
| Has Basement      | Yes                                                                                                      |
| Basement          | Full, Unfinished                                                                                         |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Other, Private Yard |
| Lot Description   | Back Yard           |

|              |                                    |
|--------------|------------------------------------|
| Roof         | Asphalt Shingle                    |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                    |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2025 |
| Days on Market | 9                  |
| Zoning         | R-CG               |
| HOA Fees       | 289                |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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