105 Arbour Ridge Park NW

Calgary | Active | MLS® A2343253

$690,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1996**	**2,105 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CP Realty Calgary Pros

A closer look

PARK VIEWS | MASSIVE BONUS ROOM | NEW LVP FLOORS | FRESH PAINT & ALL NEW PEX PLUMBING!
***Unmatched turn-key value in Arbour Lake, NW Calgary's premier lake community! This meticulously updated 2,105 sq ft detached home backs directly onto a peaceful green space and playground, delivering an ideal layout for active families and remote professionals.
The entire home has been revitalized with fresh professional paint and brand-new flooring throughout, including premium 7mm luxury vinyl plank, featuring a full PEX plumbing upgrade (Poly-B fully replaced), 3 new toilets, newer appliances, and a 2023 hot water tank.
The main floor features modern LED lighting and a private den perfect for a home office. Half a level up, a spacious bonus room centers around a cozy gas fireplace. The upper level hosts three large bedrooms, including a primary suite with a jetted tub and separate shower, while the open basement awaits your future development ideas. Enjoy stunning sunsets from your large west-facing deck overlooking the park.
Unbeatable location offering year-round lake access, steps to schools, shopping, and the Crowfoot C-Train station. Immediate possession available.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343253
Bedrooms	3
Bathrooms	3
Year Built	1996
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,105 sq. ft.

Main Level Finished Area:	856.5 sq. ft.
Upper Level Finished Area:	1,248 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,327 sq. ft.
Lot Frontage:	36'5"
Front Exposure:	Southeast
Levels:	Two
Total Rooms Above Grade:	8
Year built:	1996 (Age: 30)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	9412627
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Vinyl Plank

Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$317.63
City Quadrant:	Northwest
Community:	Arbour Lake
Amenities:	Beach Access, Boating
Appliances:	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Utility Right Of Way
Main Floor	Mud Room · 6'10" × 6'4" ·
Main Floor	Entrance · 7'10" × 5'9" ·
Main Floor	Laundry · 5'2" × 3'8" ·
Main Floor	Office · 11'6" × 9'11" ·
Main Floor	Kitchen · 15'4" × 13' ·
Main Floor	Dining Room · 10'11" × 9'2" ·
Main Floor	Living Room · 14'1" × 12'3" ·
Upper Level	Bedroom · 13'2" × 11' ·
Upper Level	Bedroom · 10'7" × 9'9" ·

Upper Level	Bedroom - Primary · 15'8" × 15'2" ·
Upper Level	Walk-In Closet · 7'7" × 4'7" ·
Upper Level	Bonus Room · 20'9" × 17' ·
Basement	Flex Space · 25'10" × 17'6" ·
Basement	Furnace/Utility Room · 14'1" × 13'11" ·
Title to Land:	Fee Simple
Community Features:	Fishing, Golf, Lake, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Tennis Court(s), Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Barbecue, Garden, Playground, Storage
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Level, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/105-arbour-ridge-park-nw-calgary-a2343253/

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