107 Arbour Vista Road NW

Calgary | Active | MLS® A2352832

$1,499,990









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2004**	**2,757 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by URBAN-REALTY.ca

A closer look

Elegantly situated on one of Arbour Lake’s most prestigious ridge locations, this exceptional custom-built residence offers a rare blend of timeless elegance, refined living, and breathtaking panoramic views of the Rocky Mountains, Canada Olympic Park, and downtown Calgary. A grand open-to-above foyer welcomes you into an impressive interior featuring a sunlit formal living room with expansive multi-level windows, a private main-floor office, a spacious family room, and a chef-inspired kitchen with a generous centre island, ideal for both everyday living and elegant entertaining. The upper level boasts four generously sized bedrooms, including a tranquil primary retreat designed for comfort and relaxation. An attached triple garage and a full, undeveloped walkout basement with direct access to expansive private grounds offer exceptional space and endless possibilities. Ideally located just moments from Arbour Lake, top-tier schools, Crowfoot Crossing, and convenient LRT access, this distinguished property presents an exceptional opportunity to experience elevated living in one of northwest Calgary’s most sought-after estate communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352832
Bedrooms	4
Bathrooms	3
Year Built	2004
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:	2,757 sq. ft.
HOA Fee Frequency:	Annually

Acreage:	No
Lot Area:	6,801 sq. ft.
Lot Frontage:	54'10"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2004 (Age: 22)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0012944
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Stucco
Structure Type:	House
Roof:	Clay Tile
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas

Garage:	Yes
Garage Spaces:	3
Parking:	Triple Garage Attached
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	Main Level
HOA Fee:	$317.63
City Quadrant:	Northwest
Community:	Arbour Lake
Amenities:	Beach Access
Appliances:	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Balcony · 15'11" × 12' ·
Main Floor	Breakfast Nook · 9'11" × 8' ·
Main Floor	Dining Room · 15'11" × 9'11" ·
Main Floor	Family Room · 16'1" × 15'2" ·
Main Floor	Foyer · 18'3" × 11'5" ·
Main Floor	Kitchen · 18'11" × 18'1" ·
Main Floor	Laundry · 9'7" × 8'9" ·
Main Floor	Living Room · 12'1" × 10'6" ·
Main Floor	Office · 11'1" × 10'10" ·
2nd Floor	Bedroom · 18' × 11'4" ·
2nd Floor	Bedroom · 11'6" × 10'5" ·
2nd Floor	Bedroom · 13'10" × 9'3" ·

2nd Floor	Bedroom - Primary · 19'3" × 15'3" ·
2nd Floor	Walk-In Closet · 15'3" × 5'2" ·
Title to Land:	Fee Simple
Community Features:	Lake, Schools Nearby, Shopping Nearby
Interior Features:	Granite Counters, Open Floorplan, French Door, No Animal Home, No Smoking Home, Pantry
Exterior Features:	Garden, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/107-arbour-vista-road-nw-calgary-a2352832/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.