111 Arbour Stone Crescent NW

Calgary | Active | MLS® A2349393

$729,900









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**2000**	**1,224 sq. ft.**

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Listed by TREC The Real Estate Company

A closer look

This beautifully renovated home sits on a quiet crescent in Arbour Lake, one of Calgary's most established and desirable lake communities. With 1,224 sq. ft. on the main level plus a bright 1,000 sq. ft. legal basement suite, this home offers more than 2,200 sq. ft. of developed living space, extensive recent renovations and the benefit of a proven income-producing suite.

The spacious front foyer immediately gives the home a feeling of light and openness. The main level has been completely refreshed with a professionally renovated custom kitchen, two new bathrooms, new flooring and professional paint throughout. The east-facing kitchen is filled with morning light and includes excellent storage, pantry and washer/dryer. Beautiful tiger-eye hardwood flows through the living room, dining area and hallway, with Rocky Mountain views from the living room.

The main level includes three bedrooms and two full bathrooms, all newly updated. Recent improvements include a brand-new roof, new hot water tank, newer furnace and a new deck.

The legal lower suite is a standout feature. With its own backyard entrance just four steps down, it feels bright and open rather than like a typical basement. Large windows bring in plenty of natural light and, at approximately 1,000 sq. ft., it offers two large bedrooms, a spacious living room open to the kitchen, full appliances and its own washer and dryer. The suite has two exits, a sprinkler system, is registered with the City of Calgary and has generated approximately $18,000 in annual rental income.

The location is another reason this home has been such a great property. The crescent sees very little through traffic, yet Arbour Lake is less than a two-minute drive away. Lake membership offers swimming, boating and fishing in the warmer months, along with skating and other winter activities - a true four-season recreational lifestyle right in the community.

Crowfoot Centre is immediately next to Arbour Lake, with the C-Train, YMCA, shopping, restaurants and entertainment close at hand. Excellent schools, the library, parks and easy access to Stoney Trail add to the convenience.
Exceptionally well updated, with a substantial legal suite and a location that combines a quiet neighbourhood with year-round lake living.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349393
Bedrooms	5
Bathrooms	3

Year Built	2000
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	Bi-Level
Total Living Area:	1,224 sq. ft.
Main Level Finished Area:	1,224 sq. ft.
Below Grade Finished Area:	1,004.8 sq. ft.
Acreage:	No
Lot Area:	4,176 sq. ft.
Lot Frontage:	38'1¼"
Lot Details:	38.1
Front Exposure:	Northwest
Levels:	Bi-Level
Total Rooms Above Grade:	7
Year built:	2000 (Age: 26)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	0

Plan:	0011265
Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Tile, Vinyl Plank, Wood
Cooling:	ENERGY STAR Qualified Equipment
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Covered:	2
Parking Places:	4
Parking Total/Covered:	4 / 2
Laundry Features:	In Basement, Main Level, Multiple Locations
City Quadrant:	Northwest
Community:	Arbour Lake
Appliances:	Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s)
Inclusions:	suite has washer dryer dishwasher stove fridge
Restrictions:	None Known
Main Floor	Bedroom · 11'11" × 9'1" ·

Main Floor	Walk-In Closet · 6'10" × 4'11" ·
Main Floor	Entrance · 7'7" × 6'6" ·
Main Floor	Kitchen With Eating Area · 12'11" × 11' ·
Main Floor	Pantry · 3'8" × 3'8" ·
Main Floor	Other · 21'4" × 17'6" ·
Main Floor	Bedroom · 11'11" × 8'10" ·
Main Floor	Bedroom - Primary · 12'4" × 12'1" ·
Main Floor	Living Room · 19'8" × 10'11" ·
Main Floor	Dining Room · 13'9" × 5'6" ·
Main Floor	Balcony · 13'4" × 9'9" ·
Lower Level	Storage · 10'4" × 6'1" ·
Lower Level	Furnace/Utility Room · 7'3" × 7'2" ·
Lower Level	Kitchen With Eating Area · 15' × 10'5" ·
Lower Level	Bedroom - Primary · 11'11" × 9'11" ·
Lower Level	Bedroom · 11'11" × 9'11" ·
Lower Level	Entrance · 8' × 3'7" ·
Lower Level	Family Room · 16'3" × 13'2" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, City Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, No Back Lane, Rectangular Lot, Street Lighting
Num. of Parcels:	0

Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Oct 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/111-arbour-stone-crescent-nw-calgary-a2349393/

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