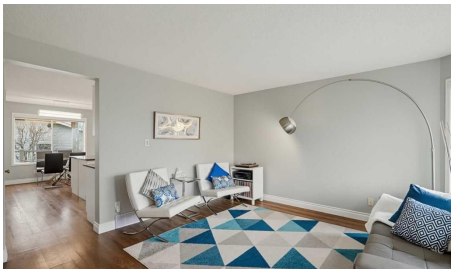
150 Arbour Crest Circle NW

Calgary | Active | MLS® A2358342

$600,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1996**	**1,298 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Canyon Creek

A closer look

Experience effortless, move-in-ready living in Arbour Lake Northwest Calgary’s only lake community and one of its most sought-after family neighbourhoods! Rarely does a property combine this level of meticulous care with nearly every major mechanical and cosmetic update already completed. From the moment you arrive, you can enjoy total peace of mind knowing the big-ticket items are handled: newer 2025 furnace, a 2020 hot water tank and a 2021 roof on both the home and garage. Step inside to a welcoming, sun-drenched front living room anchored by oversized bay windows and stylish, durable pet-friendly laminate flooring that flows seamlessly throughout both the main and upper levels. Designed for both everyday family life and seamless entertaining, the kitchen showcases rich granite countertops (carried cohesively throughout all the bathrooms), a striking mosaic glass backsplash, abundant cabinetry, a functional centre island, a spacious corner pantry, and a double oven. Just off the dining area, expansive glass sliding doors connect your indoor living space to a private, meticulously landscaped backyard oasis. Built for those who want to enjoy their weekends rather than maintain a yard, the exterior features maintenance-free TimberTech composite decking and railings, a covered pergola for shaded lounging, poured concrete walkways, and an oversized double detached garage. Upstairs, the cohesive flooring continues into the secondary bedrooms offering generous proportions ideal for growing kids or a home office alongside a freshly updated 2025 main bathroom with a brand-new tub and shower. The primary bedroom is a bright, airy sanctuary complete with a newly updated 3-piece ensuite thoughtfully elevated with granite counters and a sleek, contemporary walk-in shower that feels like a retreat. The fully developed basement expands your family’s living space with plush carpet, a spacious recreation area, and an additional bedroom and full bathroom for guests or teenagers. Beyond the property lines, you are buying into the unmatched lifestyle of Arbour Lake. Residents enjoy year-round exclusive lake access spending summers paddleboarding, swimming, fishing, and relaxing on the beach, and winters skating, ice fishing, and gathering at the community centre. This home is ideally situated just down the street from multiple local schools, playgrounds, and pathways, while being mere minutes from the premier shopping, dining, movie theatre, YMCA, and LRT station at Crowfoot Centre. Simply unpack, head down to the lake, and start enjoying everything this incredible home and community have to offer.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358342
Bedrooms	4
Bathrooms	4
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:	1,298 sq. ft.
Main Level Finished Area:	638.13 sq. ft.
Upper Level Finished Area:	659.46 sq. ft.
Below Grade Finished Area:	555.37 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,476 sq. ft.
Lot Frontage:	0'
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1996 (Age: 30)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9512644
Heating:	Forced Air

Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
HOA Fee:	$317.63
City Quadrant:	Northwest
Community:	Arbour Lake
Amenities:	None
Appliances:	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Inclusions:	Sunshade for Deck, TV Bracket in Primary Bedroom
Restrictions:	None Known
Main Floor	Dining Room · 12'7" × 6'3" ·
Main Floor	Foyer · 5'2" × 4'3" ·

Main Floor	Kitchen · 12'7" × 11'8" ·
Main Floor	Living Room · 15'2" × 13'8" ·
Main Floor	Mud Room · 8'9" × 5'11" ·
Main Floor	Pantry · 4' × 3'10" ·
Upper Level	Bedroom · 12'3" × 8'6" ·
Upper Level	Bedroom · 11'1" × 10'4" ·
Upper Level	Bedroom - Primary · 14'10" × 10'5" ·
Upper Level	Walk-In Closet · 7'3" × 4'8" ·
Basement	Bedroom · 10'5" × 10'3" ·
Basement	Game Room · 17' × 10'5" ·
Basement	Furnace/Utility Room · 12' × 6'10" ·
Title to Land:	Fee Simple
Community Features:	Lake, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, Pantry, Stone Counters, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1N
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/150-arbour-crest-circle-nw-calgary-a2358342/

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.