20 Arbour Cliff Close NW

Calgary | Active | MLS® A2350486

$599,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1996**	**1,286.43 sq. ft.**

Your next move starts with a conversation.

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Listed by Century 21 Bamber Realty LTD.

A closer look

Well-maintained home in the LAKE COMMUNITY of Arbour Lake! Offering the convenience of MAIN FLOOR LIVING, this 3 BEDROOM, 2.5 BATHROOM home is an excellent choice for those looking to downsize or enjoy a more relaxed, low-maintenance lifestyle.
The south-facing main floor features a large living & dining room, a comfortable space for everyday living and entertaining. The spacious kitchen and dining nook have direct access to a large deck overlooking green space, providing a great spot for outdoor dining, entertaining, or simply relaxing. There are 2 generously sized bedrooms, including a spacious primary bedroom with a walk-in-closet and private 3-piece ensuite. A 2nd bedroom, full 4-piece bathroom and convenient MAIN FLOOR LAUNDRY complete this level, providing everything you need on one floor.
The FULLY FINISHED BASEMENT offers even more living space with a large recreation room including a cozy electric fireplace, a spacious bedroom with an egress window & large closet, a 4-piece bathroom, and an abundance of storage. Carpeted throughout the lower level, it provides a comfortable space for guests, family, or a home office setup.
Additional features of the home include a DOUBLE-ATTACHED GARAGE, new dishwasher, newer refrigerator, furnace and hot water tank.
Enjoy the benefits of MAINTENANCE FREE OUTDOOR LIVING, with landscaping and snow removal taken care of through the HOA, giving you more time to enjoy everything this wonderful community has to offer. Residents also enjoy access to the community’s lake amenities through the annual Resident Association Fee, offering exclusive lake privileges and year-round recreational opportunities.
A convenient location with the bus-stop just steps away, offering direct access to the LRT. Close proximity to schools, shopping, restaurant, the Crowfoot YMCA and the public library. A great opportunity to enjoy single-level living in one of Calgary's most desirable lake communities, with the added benefit of a low-maintenance lifestyle and amenities right at your doorstep! Book your viewing appointment today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350486
Bedrooms	3
Bathrooms	3
Year Built	1996
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bungalow
Total Living Area:	1,286.43 sq. ft.
Main Level Finished Area:	1,286.43 sq. ft.
Below Grade Finished Area:	1,197.75 sq. ft.
HOA Fee Frequency:	Monthly
Lot Area:	4,617 sq. ft.
Lot Frontage:	39'2"
Front Exposure:	South
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1996 (Age: 30)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	9112492
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Basement, Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
HOA Fee:	$150.00
City Quadrant:	Northwest
Community:	Arbour Lake
Amenities:	Snow Removal
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Restrictive Covenant-Building Design/Size, Underground Utility Right of Way
Main Floor	Foyer · 6'9" × 4'7" ·
Main Floor	Bedroom · 12'3" × 12' ·
Main Floor	Living Room · 14'11" × 14'5" ·

Main Floor	Bedroom - Primary · 17'6" × 11'3" ·
Main Floor	Kitchen · 12'3" × 7'5" ·
Main Floor	Breakfast Nook · 14' × 9'6" ·
Main Floor	Dining Room · 16'10" × 9'4" ·
Lower Level	Bedroom · 15'4" × 10'6" ·
Lower Level	Game Room · 26'2" × 14'4" ·
Lower Level	Furnace/Utility Room · 22'8" × 21' ·
Title to Land:	Fee Simple
Community Features:	Lake, Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Bookcases, Ceiling Fan(s), Central Vacuum, No Smoking Home, Storage, Vaulted Ceiling(s)
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Oct 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/20-arbour-cliff-close-nw-calgary-a2350486/

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