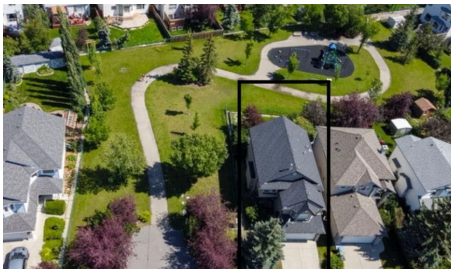
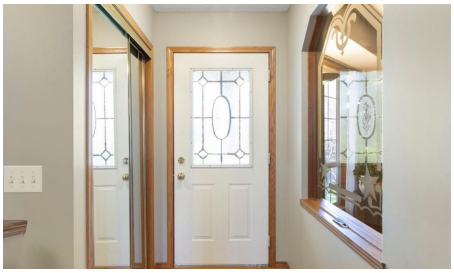
21 Arbour Ridge Park NW

Calgary | Active | MLS® A2354582

$699,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1996**	**1,975 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

The PERFECT new home for any FAMILY THAT INCLUDES ANY MEMBER with MOBILITY ISSUES. Modifications to this home include a series of three staircases all professionally equipped with quality 'STAIR CHAIRS' on every staircase from the main floor to the TOP FLOOR. The home could not be more ideally located being adjacent to pathways and also no immediate neighbouring houses on either the north or east side. Enjoy a family barbecue on the modern spacious back deck which overlooks a children’s play area just outside the fenced back yard and includes a gas barbecue hookup. The kitchen with large island, corner pantry, quartz countertops and an abundance of cupboards, and counter space, also includes an eating area and corner office. The separate formal dining room comfortably accommodates a table for six along with room for a buffet. The VAULTED CEILING of the second floor bonus room delivers an abundance of natural light year round. The corner gas burning mantle fireplace will keep you cozy on those chilly winter nights. Three bedrooms up along with a four piece washroom complete with the washer/dryer pair. The massive primary easily fits a King size bed with room to spare. The spacious four piece ensuite has a corner shower, large soaker tub along with access to your walk in closet. Other features you will appreciate include central air, Vacuflo, and located on a quiet non flow though street. Note there are no wheelchair ramps on either entrance but could be easily installed. The basement is undeveloped but has the necessary plumbing to install a basement washroom. This serene and quiet location is a huge plus. Direct neighbours only on one side. Directly behind the home are walking and bile paths along with a very popular children's playground. If living in a Lake community is a huge Bonus. ARBOUR LAKE is coveted and highly regarded community with mature trees and green spaces and your family will love that LAKE PRIVILEGES are included. . Experience the rare, peaceful tranquility not found in too many city homes. See for yourself.
Enjoy where you live. Call your agent and book a showing today. PRICE REDUCED

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354582
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:	1,975 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,327 sq. ft.
Lot Frontage:	40'
Front Exposure:	West
Unit Exposure:	West
Levels:	Two
Total Rooms Above Grade:	7
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:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding
Structure Type:	House

Roof:	Asphalt
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Linoleum
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Glass Doors, Great Room, Mantle
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Insulated
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
HOA Fee:	$510.00
City Quadrant:	Northwest
Community:	Arbour Lake
Amenities:	Beach Access
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Satellite TV Dish, Washer
Inclusions:	na
Restrictions:	None Known
Main Floor	Kitchen · 12'9" × 11'6" ·
Main Floor	Breakfast Nook · 14'9" × 9'5" ·
Main Floor	Dining Room · 11'5" × 10'8" ·
Main Floor	Office · 10'3" × 5'6" ·
2nd Floor	Bedroom - Primary · 14'4" × 14'4" ·
2nd Floor	Bedroom · 11'5" × 11' ·

2nd Floor	Bedroom · 11'5" × 9'5" ·
2nd Floor	Living Room · 16'7" × 12'8" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows
Exterior Features:	BBQ gas line, Playground
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Landscaped, Lawn
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C2
Listed Date:	Oct 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/21-arbour-ridge-park-nw-calgary-a2354582/

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

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

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