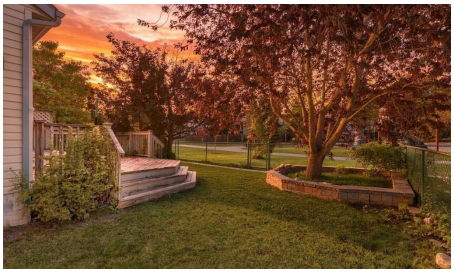
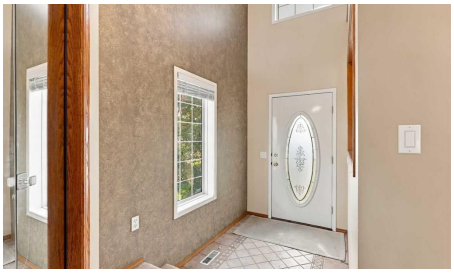
25 Arbour Ridge Park NW

Calgary | Active | MLS® A2348123

$675,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1996**	**1,727 sq. ft.**

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Listed by Real Broker

A closer look

Welcome to 25 Arbour Ridge Park NW, a beautifully maintained former showhome backing directly onto a park and playground in the highly sought-after lake community of Arbour Lake. With impressive architectural details, thoughtful upgrades and tremendous pride of ownership throughout, this home offers a unique combination of character, space and an exceptional location.

From the moment you step inside, the former showhome details stand out, including elegant pillars, curved archways, a unique curved staircase and a dramatic open-to-below living room with soaring 17-foot ceilings. A large palladium window fills the main living area with natural light, while the gas fireplace creates a warm and inviting focal point.

The main floor features an open-concept kitchen and dining area with granite countertops, ample cabinetry and a convenient pantry. Hardwood flooring adds warmth throughout key areas of the home, while the extra-wide sliding doors off the kitchen provide easy access to the backyard and custom two-tiered cedar deck. The beautifully landscaped yard features mature trees, all while backing directly onto green space and a playground.

Also on the main level is a convenient powder room, laundry room and a functional mudroom with closet space leading to the oversized double attached garage, which is insulated and drywalled.

Upstairs, the open hallway overlooks the living room below, adding to the bright and spacious feel of the home. Three bedrooms are located on the upper level, including a generous primary retreat with hardwood flooring, a walk-in closet and private ensuite featuring a standing shower. A full bathroom serves the additional bedrooms, with ceramic tile featured in the bathrooms and carpeted stairs adding comfort between levels.

Arbour Lake offers one of Northwest Calgary’s most desirable lifestyles as the area’s only lake community. Residents can enjoy year-round lake access with swimming, boating and fishing in the warmer months and skating during the winter, along with tennis, community programs, parks, pathways and numerous neighbourhood events. Adding even more value for families, a brand-new inclusive playground at the Arbour Lake Residents Association is currently under construction and is targeted to open in October 2026.

With its former showhome upgrades, oversized double garage, beautiful outdoor space, park-facing location and access to everything the Arbour Lake community has to offer, 25 Arbour Ridge Park NW is a home that truly stands out.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348123
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:	1,727 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,176 sq. ft.
Lot Frontage:	38'7"
Front Exposure:	Southwest
Unit Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	8
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:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$317.63
City Quadrant:	Northwest
Community:	Arbour Lake
Amenities:	Beach Access, Clubhouse
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known

Main Floor	Dining Room · 15'9" × 9'4" ·
Main Floor	Family Room · 15'11" × 14'7" ·
Main Floor	Foyer · 7'2" × 5'1" ·
Main Floor	Kitchen · 14' × 10'3" ·
Main Floor	Laundry · 8'4" × 6'10" ·
Main Floor	Living Room · 12'10" × 12' ·
Main Floor	Mud Room · 10'9" × 10'7" ·
2nd Floor	Bedroom · 10'4" × 10'3" ·
2nd Floor	Bedroom · 11'5" × 10'9" ·
2nd Floor	Bedroom - Primary · 14'4" × 11'5" ·
Basement	Furnace/Utility Room · 37'11" × 26'11" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Open Floorplan
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Backs on to Park/Green Space
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/25-arbour-ridge-park-nw-calgary-a2348123/

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

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

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