45 Arbour Crest Terrace NW

Calgary | Active | MLS® A2336032

$639,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1999**	**1,753.36 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Located here in Northwest Calgary's only lake community is this lovely family home on this quiet crescent only a few short minutes to schools, the lake & Crowfoot Centre. Built by Elite Homes, this sunny & spacious two storey enjoys 3 bedrooms + bonus room, laminate floors, oak kitchen with Frigidaire appliances & fenced backyard with terrific 3-season sunroom. Fantastic family friendly floorplan featuring an inviting living room with gas fireplace, open concept dining room with access to the sunroom & great-sized kitchen with walk-in pantry, loads of cabinet space & white appliances. Head on upstairs to 3 bedrooms & 2 full bathrooms; the primary bedroom has laminate floors, walk-in closet & ensuite with separate shower & shower/tub. Over the garage & away from the bedrooms is the bright & roomy bonus room…the perfect space for relaxing with the family. The lower level is unspoiled & ideally laid out for future development…another bedroom, bathroom & rec room. Convenient main floor laundry with LG washer & dryer. And you'll just love the backyard with its enclosed sunroom for 3-season living (& possibly year-round when our winters aren't too cold) & large deck. Updates include furnace (2016), PEX water pipes & roof shingles (2017). Just minutes from your front door is the popular Arbour Lake Residents Club & the lake with its sandy beaches, tennis courts & playground…the site of year-round community activities: boating, fishing, ice skating & so much more. Walking distance to bus stops & close to all neighbourhood schools, & within easy reach is Crowfoot Centre with its shopping, restaurants, services & the LRT. Quick access to both Stoney & Crowchild Trails, providing quick access to the University of Calgary & hospitals (Foothills, Alberta Children's & Arthur J. E. Child Cancer Centre), major retail centers, YMCAs (Shane & Melcor), Crowfoot Library & downtown.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336032
Bedrooms	3
Bathrooms	3
Year Built	1999
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:	1,753.36 sq. ft.
Main Level Finished Area:	748.66 sq. ft.
Upper Level Finished Area:	1,004.71 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,101 sq. ft.
Lot Frontage:	32'7"
Front Exposure:	Northwest
Unit Exposure:	Northwest
Levels:	Two
Total Rooms Above Grade:	8
Year built:	1999 (Age: 27)
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:	9813145
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
Builder:	Elite Homes
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Tile
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:	Park
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Alarm system hardware
Restrictions:	None Known
Main Floor	Living Room · 15'2" × 14'3" ·
Main Floor	Dining Room · 11'9" × 11'4" ·
Main Floor	Kitchen · 11'4" × 10'11" ·
Main Floor	Laundry · 7' × 7' ·
Main Floor	Sunroom/Solarium · 11'11" × 9'7" ·

Upper Level	Bedroom - Primary · 14'8" × 12'5" ·
Upper Level	Bedroom · 11'6" × 9'10" ·
Upper Level	Bedroom · 10'9" × 8'5" ·
Upper Level	Bonus Room · 16'11" × 15'9" ·
Title to Land:	Fee Simple
Community Features:	Fishing, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Enclosed, Screened
Lot Features:	Back Yard, Front Yard, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Aug 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/45-arbour-crest-terrace-nw-calgary-a2336032/

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.