48 Arbour Wood Place NW

Calgary | Active | MLS® A2347854

$668,800









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1994**	**1,216.17 sq. ft.**

Your next move starts with a conversation.

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Listed by Century 21 Bamber Realty LTD.

A closer look

HOME SWEET HOME! Welcome to this FULLY UPGRADED Bi-level family home with a FULLY DEVELOPED BASEMENT perfectly located in the sought-after lake community of Arbour Lake! This incredibly stylish and contemporary home has been FULLY RENOVATED FROM TOP TO BOTTOM including a new roof, triple pane windows, new custom kitchen, luxury vinyl plank flooring, fresh paint, furnace (2025), hot water tank (2025), new deck and NO POLY B. You will fall in love with the flawless, bright layout offering 5 bedrooms, 2.5 bathrooms and 2,333+ SQFT of breathtaking living space throughout. The main floor features include a bright foyer, formal dining area, spacious living room with oversized bay windows drenching the space in natural sunlight, a trendy breakfast nook with access to the back deck and the NEWLY UPGRADED gourmet chef's kitchen highlighted by gleaming quartz countertops, full appliances, ample cabinet, counter space and a convenient pantry. Completing this floor is a beautiful 4 piece bathroom, as well as 3 great-sized bedrooms including the primary retreat with a spa-like 3 piece ensuite bathroom and walk-in closet. Downstairs offers you amazing additional living space with a fully finished basement complete with a huge family room/recreation room with a stylish cozy stone fireplace, a large bedroom, another room that could be utilized as den/home office or additional bedroom, sophisticated 4 piece bathroom, tons of storage space and a laundry room . Outside boasts a double attached garage with additional driveway parking and your large backyard offering the private oasis you have been searching for with a deck that's perfect for BBQ'ing and entertaining and a fully fenced backyard that's landscaped with mature trees. Living in Arbour Lake provides you with exclusive access for all the recreational activities you could imagine- swimming, boating, ice skating, and pathway systems for walking or biking. This INCREDIBLE LOCATION is ideally located steps from the Crowfoot LRT station, schools, parks, playgrounds, major roadways like Stoney Trail, Crowchild Trail, and Sarcee Trail, Crowfoot Crossing, a bustling outdoor retail hub with over 240 shops and services, Safeway, Co-op, Community Natural Foods, Amaranth Whole Foods Market and recreation options such as the Melcor YMCA offering fitness programs, pools, and community space. MUST VIEW! Book your private viewing of this GEM before it's too late! Listing features some virtual staging.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347854
Bedrooms	5
Bathrooms	3
Year Built	1994
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:	Bi-Level
Total Living Area:	1,216.17 sq. ft.
Main Level Finished Area:	1,216.17 sq. ft.
Below Grade Finished Area:	1,117.75 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,800 sq. ft.
Lot Frontage:	40'1"
Front Exposure:	Southwest
Unit Exposure:	Southwest
Levels:	Bi-Level
Total Rooms Above Grade:	6
Year built:	1994 (Age: 32)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	9312547
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Basement, Brick Facing, Gas, Living Room, Mantle
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
HOA Fee:	$317.63
City Quadrant:	Northwest
Community:	Arbour Lake
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Stove, Freezer, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Balcony · 11'11" × 8' ·
Main Floor	Bedroom · 9'11" × 9'5" ·
Main Floor	Bedroom · 11'7" × 11'2" ·

Main Floor	Dining Room · 12'2" × 10'4" ·
Main Floor	Kitchen · 15'4" × 11'2" ·
Main Floor	Living Room · 13'3" × 13'1" ·
Main Floor	Bedroom - Primary · 12'10" × 11'10" ·
Basement	Bedroom · 10'8" × 10'6" ·
Basement	Bedroom · 13'7" × 11'1" ·
Basement	Game Room · 26'10" × 13'11" ·
Basement	Storage · 7'2" × 6'11" ·
Basement	Furnace/Utility Room · 24'6" × 11'5" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Lake, Park, Playground, Pond, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, No Back Lane, No Neighbours Behind, Private, Rectangular Lot, Treed, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/48-arbour-wood-place-nw-calgary-a2347854/

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