63 Arbour Lake Drive NW

Calgary | Active | MLS® A2353013

$800,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**1994**	**2,225.8 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX Real Estate (Mountain View)

A closer look

Welcome to this elegant and timeless 5 bedroom two-storey home, ideally located just steps from Arbour Lake with a beautiful solid brick front exterior and a functional floor plan designed for family living. At over 3400 square feet of living space this home offers the perfect balance of formal and casual spaces, featuring a welcoming living room with a gas fireplace, formal dining room, private den, convenient main floor laundry, and a powder room. At the heart of the home is the bright garden room with soaring vaulted ceilings, flowing seamlessly into the beautifully updated kitchen complete with quartz countertops, tiled backsplash, corner pantry, stainless steel appliances, and a smart display refrigerator. The adjoining family room features a second gas fireplace and updated carpet, while the garden room provides access to the private stained deck with privacy screen, creating the perfect setting for relaxing or entertaining. Upstairs you'll find three spacious bedrooms, including a generous primary retreat with a walk-in closet and a well-appointed ensuite featuring tiled floors, a relaxing jacuzzi tub, and separate shower. An updated four-piece bathroom with tile flooring serves the additional bedrooms. The fully developed basement adds even more living space with a large family/recreation room, fourth & fifth bedroom, full bathroom, and a versatile den or flex room that is perfect for a home office, hobby room, craft space, or fitness area. Situated directly across the street from Arbour Lake, you'll enjoy lake access just steps from your front door. Experience the exceptional four-season lifestyle that makes Arbour Lake one of Calgary's most sought-after communities, with private lake access for swimming, fishing, boating, paddle boarding, and winter skating, along with tennis courts and community amenities at the Arbour Lake clubhouse. You'll also appreciate the unbeatable convenience of being within walking distance to Crowfoot Crossing, the Crowfoot LRT Station, YMCA, library, restaurants, cafes, and schools, with quick access to Stoney Trail and Crowchild Trail for easy commuting or weekend escapes to the mountains. This is a rare opportunity to own a beautifully maintained family home in one of Calgary's premier lake communities. Click on media for the video and book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353013
Bedrooms	5
Bathrooms	4
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:	2 Storey
Total Living Area:	2,225.8 sq. ft.
Main Level Finished Area:	1,207.8 sq. ft.
Below Grade Finished Area:	1,068.4 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	7,459 sq. ft.
Lot Frontage:	59'6¼"
Front Exposure:	Southwest
Levels:	Two
Total Rooms Above Grade:	9
Year built:	1994 (Age: 32)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9312031
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Oversized
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$317.65
City Quadrant:	Northwest
Community:	Arbour Lake
Amenities:	Beach Access, Racquet Courts, Recreation Facilities
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Kitchen · 11'11" × 11'9" ·
Main Floor	Living Room · 13'5" × 11'11" ·
Main Floor	Dining Room · 13'5" × 8'5" ·
Main Floor	Family Room · 17' × 11'11" ·

Main Floor	Foyer · 7'9" × 7'1" ·
Main Floor	Office · 9'5" × 9'3" ·
Main Floor	Laundry · 6'1" × 5'6" ·
Main Floor	Nook · 11'2" × 10'11" ·
2nd Floor	Bedroom - Primary · 16'11" × 12' ·
2nd Floor	Walk-In Closet · 7'1" × 3'6" ·
2nd Floor	Bedroom · 13'2" × 10'2" ·
2nd Floor	Bedroom · 13'2" × 10'2" ·
Lower Level	Family Room · 20'1" × 11'8" ·
Lower Level	Den · 10'4" × 8'8" ·
Lower Level	Bedroom · 11'9" × 10'10" ·
Lower Level	Bedroom · 11'4" × 9'6" ·
Lower Level	Flex Space · 8'11" × 8'1" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Lake, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Kitchen Island, Quartz Counters, See Remarks
Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Close to Clubhouse, Corner Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Oct 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/63-arbour-lake-drive-nw-calgary-a2353013/

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