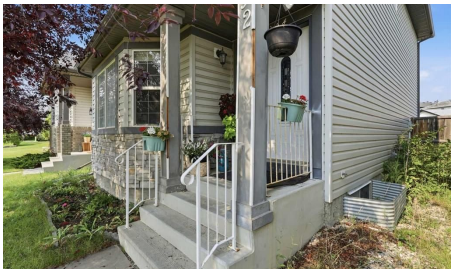
92 Arbour Meadows Close NW

Calgary | Active | MLS® A2340907

$525,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2002**	**1,474 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Welcome to 92 Arbour Meadows Close NW, located in the highly sought-after community of Arbour Lake-Northwest Calgary’s only lake community! Offering year-round lake privileges and an unbeatable combination of lifestyle and convenience, this is a fantastic opportunity to call one of NW Calgary’s most established communities home.

Step inside to a welcoming front sitting area, providing a comfortable second living space or flexible area to suit your needs. Further into the home, the main floor opens into a bright and functional open-concept kitchen, dining and living area-perfect for both everyday living and entertaining. The kitchen features stainless steel appliances, a pantry, plenty of workspace and a large island with bar seating, keeping the space connected and inviting. A convenient half bathroom and a closet at the rear entrance complete the main level.

Upstairs, you’ll find three bedrooms along with the added convenience of upper-floor laundry and a linen closet. The spacious primary bedroom features its own walk-in closet and private ensuite, while the two secondary bedrooms are connected by a Jack-and-Jill full bathroom, giving each bedroom direct access and creating an exceptionally functional layout.

The unfinished basement offers excellent potential to expand your living space exactly the way you want, with bathroom rough-ins already in place for a future development.

Outside, enjoy a very large backyard with plenty of room for outdoor living, gardening, play space or the potential to add a future garage (subject to permits & approval). Backing onto a convenient rear alley provides easy access and even more flexibility for the yard.

Living in Arbour Lake means enjoying one of Calgary’s most unique community amenities-a private residents’ lake with opportunities for swimming, boating, fishing and skating throughout the seasons. Add in nearby pathways, parks, schools, Crowfoot Crossing, restaurants, shopping, Crowfoot LRT and quick access to Crowchild Trail and Stoney Trail, and you have a home that delivers both lifestyle and everyday convenience. A fantastic opportunity to get into one of NW Calgary’s most desirable lake communities!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340907
Bedrooms	3
Bathrooms	3
Year Built	2002
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:	1,474 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,036 sq. ft.
Lot Frontage:	30'7"
Front Exposure:	Southwest
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2002 (Age: 24)
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:	0112834
Heating:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
HOA Fee:	$317.63
City Quadrant:	Northwest
Community:	Arbour Lake
Amenities:	Beach Access, Clubhouse
Appliances:	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Utility Right Of Way
Main Floor	Dining Room · 7'11" × 6'9" ·
Main Floor	Family Room · 14'6" × 13'11" ·
Main Floor	Foyer · 8'1" × 7'9" ·
Main Floor	Kitchen · 11'7" × 10'3" ·
Main Floor	Living Room · 11'2" × 8'8" ·
2nd Floor	Bedroom · 11'7" × 8'11" ·

2nd Floor	Bedroom · 9'8" × 9'7" ·
2nd Floor	Bedroom - Primary · 14'11" × 13'6" ·
Basement	Storage · 17'11" × 15'10" ·
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:	No Smoking Home
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Aug 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/92-arbour-meadows-close-nw-calgary-a2340907/

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

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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.