95 ARBOUR LAKE Heights NW

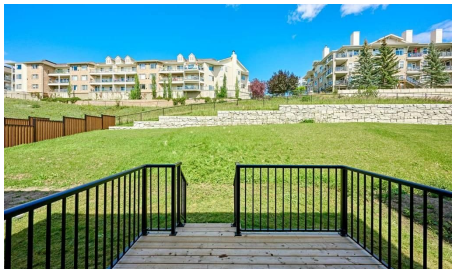
Calgary | Active | MLS® A2350465

$899,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2022**	**2,067 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Classic Property Management & Realty Ltd

A closer look

Price reduced for quick sale! 2022 New Home with Legal Basement Suite and Lake Access! Welcome to this beautiful home in Calgary's Arbour Lake community. With a total living area 2675 sf., 5 bedrooms, and 3.5 baths, this home offers modern living and great investment potential. The main floor features an open concept, modern kitchen with walk-through pantry, spacious living and dining areas, and a guest bath. Upstairs includes a bonus room, primary bedroom with a 5-piece ensuite, two bedrooms with walk-in closets, a full bath, and laundry. The legal basement suite has 9-ft ceilings, a full kitchen, two bedrooms, bath, private laundry, and a separate entrance-perfect for rental income or multi-generational living. A new deck and fresh sod were added in 2024. New Fence 2026. Located near lake, schools, transit, shopping, and parks, this home offers a smart lifestyle and investment opportunity for your family.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350465
Bedrooms	5
Bathrooms	4
Year Built	2022
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,067 sq. ft.
Main Level Finished Area:	912 sq. ft.
Upper Level Finished Area:	1,155 sq. ft.
Below Grade Finished Area:	608 sq. ft.

HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,424 sq. ft.
Lot Frontage:	29'5"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2022 (Age: 4)
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:	2110513
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood, Linoleum
Cooling:	None
Fireplaces:	0

Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Upper Level
HOA Fee:	$120.00
City Quadrant:	Northwest
Community:	Arbour Lake
Amenities:	Beach Access
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, See Remarks, Washer, Washer/Dryer
Inclusions:	.
Restrictions:	None Known
Main Floor	Entrance · 6' × 5'8" ·
Main Floor	Living Room · 13'9" × 12'7" ·
Main Floor	Kitchen · 12'1" × 10' ·
Main Floor	Dining Room · 11'8" × 10'3" ·
Main Floor	Balcony · 10' × 10' ·
Upper Level	Bedroom · 10'6" × 10' ·
Upper Level	Bedroom - Primary · 14' × 13' ·
Upper Level	Bedroom · 12'2" × 10' ·
Upper Level	Laundry · 9'2" × 7' ·
Upper Level	Bonus Room · 15'5" × 12'7" ·
Suite	Bedroom · 10'1" × 9' ·
Suite	Living Room · 11'8" × 5' ·

Suite	Eat in Kitchen · 11'8" × 9'6" ·
Suite	Laundry · 3' × 3' ·
Suite	Bedroom · 10'2" × 9' ·
Title to Land:	Fee Simple
Community Features:	Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance
Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	City Lot, No Back Lane
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-G
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/95-arbour-lake-heights-nw-calgary-a2350465/

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