

# \$520,000 - 911 Arbour Lake Road Nw, Calgary

MLS® #A2259679

**\$520,000**

3 Bedroom, 3.00 Bathroom, 1,200 sqft

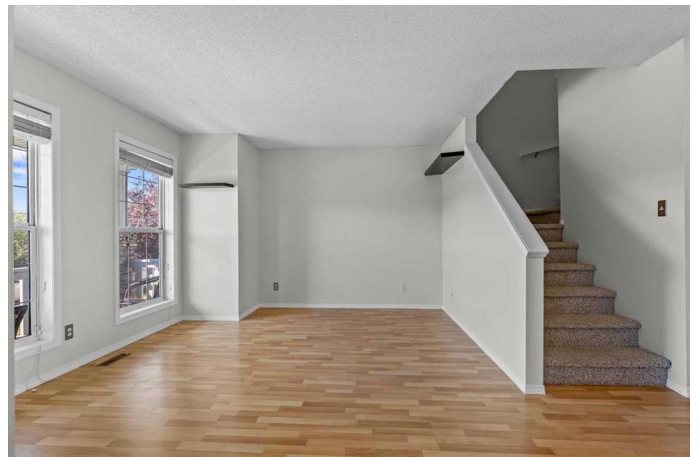
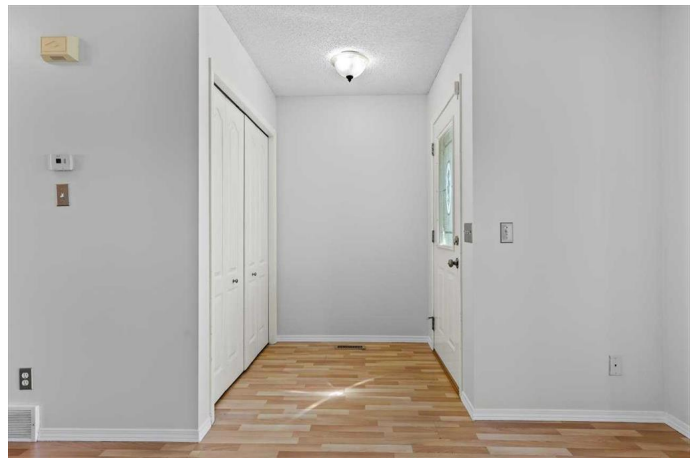
Residential on 0.07 Acres

Arbour Lake, Calgary, Alberta

Welcome to unbeatable value in Arbour Lake! This 3-bedroom home offers the big-ticket peace of mind first-time buyers dream of. With newer: Roof (2022), Furnace (2018), Water heater (2016), fresh paint on the main level and more – so you can skip the stress and focus on personalizing the space to truly make it your own. Step inside to a bright main floor with laminated floors and a refreshed kitchen featuring a large pantry, tons of storage, and a layout that just works. Upstairs, you'll find three generous bedrooms and a full bath with Jack'n'Jill doors. The lower level adds serious bonus space – perfect for cozy movie nights, a home office, or future development. RV parking, oversized shed, and a private backyard ready for your dream garden, summer BBQs, or even a future garage. Move-in ready and immediate possession is available. This affordable home is close to everything: the YMCA, the public and separate schools, library, shopping, the LRT station and a 10-minute walk to the lake. Enjoy lake privileges and year-round lake access for swimming, fishing, boating, skating, concession, community events and much more. Easy commute to University of Calgary and downtown! This house won't last long, so book your viewing right now!

Built in 1999

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2259679    |
| Price          | \$520,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,200       |
| Acres          | 0.07        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 911 Arbour Lake Road Nw |
| Subdivision | Arbour Lake             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3G 4Z9                 |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Pantry                                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                            |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
| Lot Description   | Back Yard    |

|              |                                  |
|--------------|----------------------------------|
| Roof         | Asphalt Shingle                  |
| Construction | Vinyl Siding, Wood Frame, Veneer |
| Foundation   | Poured Concrete                  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 25                   |
| Zoning         | R-CG                 |
| HOA Fees       | 289                  |
| HOA Fees Freq. | ANN                  |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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