

# \$940,000 - 146 Arbour Lake Rise Nw, Calgary

MLS® #A2217700

**\$940,000**

5 Bedroom, 4.00 Bathroom, 2,047 sqft

Residential on 0.08 Acres

Arbour Lake, Calgary, Alberta

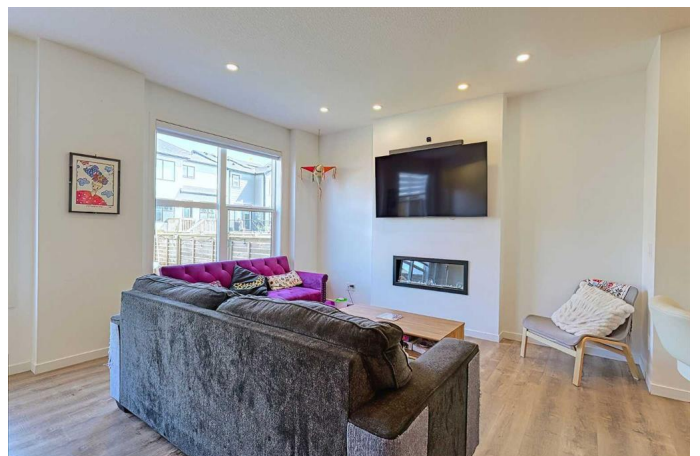
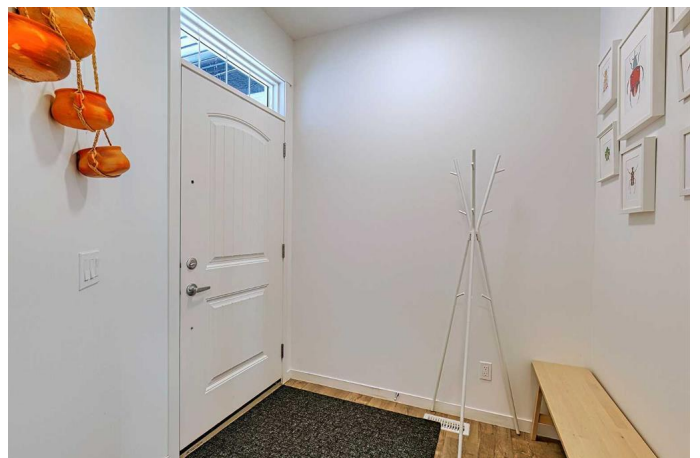
Stunning Home for Sale in the Prestigious Community of Arbour Lake!

Welcome to this beautifully designed, move-in ready home featuring modern finishes and exceptional comfort. With 5 spacious bedrooms, 3.5 bathrooms, bonus room, a double attached garage, a fully finished basement with bedroom and a complete bathroom, plus a generous backyard, this home offers space and style for the whole family.

Worried about those hot summer days? This home comes equipped with central air conditioning for your year-round comfort.

Location is everything—and this home has it all. Just a 5-minute walk to the Crowfoot C-Train Station, 5 minutes from the Arbour lake, and only two stops from the University of Calgary. You™ll also enjoy quick access to Stoney Trail, shopping centers, schools, SAIT, and so much more.

Don™t miss your chance to own this incredible home—it won™t be on the market for long!



Built in 2021

## Essential Information

MLS® # A2217700

Price \$940,000

Bedrooms 5

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,047       |
| Acres          | 0.08        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 146 Arbour Lake Rise Nw |
| Subdivision | Arbour Lake             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3G 0G9                 |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | Visitor Parking, Beach Access, Boating, Playground, Park, Racquet Courts  |
| Parking Spaces | 4                                                                         |
| Parking        | Double Garage Attached, Garage Door Opener, Insulated, Garage Faces Front |
| # of Garages   | 2                                                                         |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings           |
| Heating           | Forced Air, Natural Gas                                                                                                                      |
| Cooling           | Central Air                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                            |
| Fireplaces        | Living Room, Electric                                                                                                                        |
| Has Basement      | Yes                                                                                                                                          |

Basement                      Finished, Full

**Exterior**

Exterior Features      Lighting  
Lot Description        Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Cement Fiber Board, Other  
Foundation            Other

**Additional Information**

Date Listed              May 5th, 2025  
Days on Market        41  
Zoning                    R-G  
HOA Fees                380  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            CIR Realty

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