

# \$734,900 - 21 Arbour Ridge Park Nw, Calgary

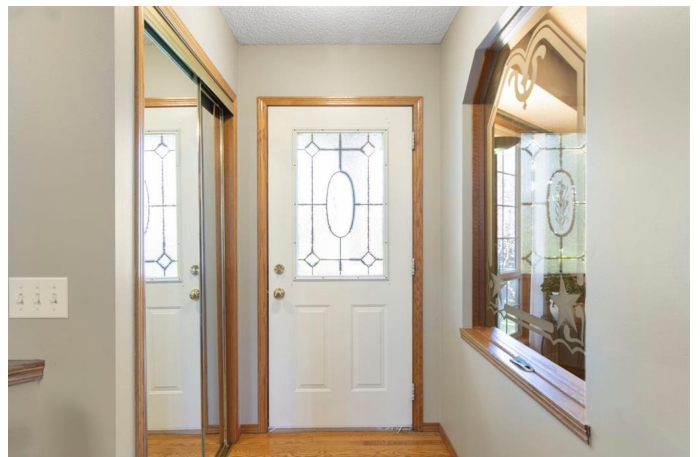
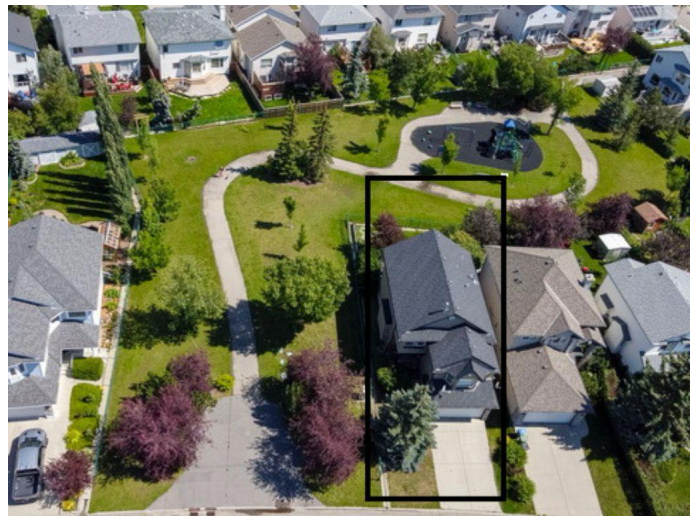
MLS® #A2245374

**\$734,900**

3 Bedroom, 3.00 Bathroom, 1,975 sqft  
Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

Modifications to this home include a series of three staircases all professionally equipped with quality "Stair Chairs"™ to accommodate any family that may include a member with compromised mobility issues. The home could not be more ideally located being adjacent to pathways and also no immediate neighbouring houses on either the north or east side. Enjoy a family barbecue on the modern spacious back deck which overlooks a children's play area just outside the fenced back yard. The kitchen with large island, corner pantry, quartz countertops and an abundance of cupboards, and counter space, also includes an eating area and corner office. The separate formal dining room comfortably accommodates a table for six along with room for a buffet. The vaulted ceiling of the second floor bonus room delivers an abundance of natural light year round. The corner gas burning mantle fireplace will keep you cozy on those chilly winter nights. Three bedrooms up along with a four piece washroom complete with the washer/dryer pair. The massive primary easily fits a King size bed with room to spare. The spacious four piece ensuite has a corner shower, large soaker tub along with access to your walk in closet. Other features you will appreciate include central air, Vacuflo, and located on a quiet non flow through street. Note there are no wheelchair ramps on either entrance but could be installed if needed. The basement is undeveloped but has the necessary plumbing



to install a basement washroom. This serene and quiet location is a huge plus. Arbour Lake is coveted and highly regarded community with mature trees and green spaces. Youâ€™ll find a rare peaceful tranquility not found in too many city homes. See for yourself. Enjoy where you live. Call your agent and book a showing today. PRICE REDUCED

Built in 1996

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2245374    |
| Price          | \$734,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,975       |
| Acres          | 0.10        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 21 Arbour Ridge Park Nw |
| Subdivision | Arbour Lake             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2G4C4                  |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Beach Access                      |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 2                                 |

## Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows                                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Satellite TV Dish |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                              |
| Cooling           | Central Air                                                                                                                        |
| Fireplace         | Yes                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                  |
| Fireplaces        | Gas, Glass Doors, Mantle, Great Room                                                                                               |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                   |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | BBQ gas line, Playground                                       |
| Lot Description   | Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Lawn, Few Trees |
| Roof              | Asphalt                                                        |
| Construction      | Stone, Vinyl Siding                                            |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 3rd, 2025 |
| Days on Market | 20               |
| Zoning         | R-CG             |
| HOA Fees       | 226              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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