\$639,900 - 22 Arbour Butte Road Nw, Calgary

MLS® #A2260725

\$639,900

3 Bedroom, 3.00 Bathroom, 1,717 sqft Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

Located in the desirable lake community of Arbour Lake, this 2 Story home offers 3 Bedrooms and 2.5 Baths and a double attached garage. its open-concept layout connecting the Kitchen, Family Room, Dining Room, and Breakfast Nook. The primary bedroom has a walk-in closet & jetted tub ensuite and the main highlight, a skylight in the second floor bonus room.

This move-in ready home comes with new carpet and waterproof vinyl plank flooring, fresh painting and stainless appliance.

Arbour Lake offers year-round lake access for swimming, water sports, skating, and more.

This community is near schools, parks, playgrounds, Crowfoot Crossing, the Crowfoot LRT station, and major roadways - including Stoney Trail and Crowchild Trail.

Central vacuum system come with (as is) attachments.

Built in 2000

Essential Information

MLS® # A2260725 Price \$639,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,717

Acres 0.10







Year Built 2000

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 22 Arbour Butte Road Nw

Subdivision Arbour Lake

City Calgary
County Calgary
Province Alberta
Postal Code T3G 4L7

Amenities

Amenities None

Parking Spaces 2

Parking Double Garage Attached

of Garages 1

Interior

Interior Features Central Vacuum, Pantry, Jetted Tub, Skylight(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood,

Refrigerator, Washer

Heating Fireplace(s), Natural Gas

Cooling None
Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Gas, Tile

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Balcony

Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Irregular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 1st, 2025

34

Days on Market

Zoning R-CG

HOA Fees 289

HOA Fees Freq. ANN

Listing Details

Listing Office First Place Realty

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