

\$845,000 - 140 Arbour Butte Road Nw, Calgary

MLS® #A2226506

\$845,000

4 Bedroom, 4.00 Bathroom, 2,113 sqft

Residential on 0.11 Acres

Arbour Lake, Calgary, Alberta

Looking for one of the best homes on one of the best streets in Calgary's most popular NW Neighborhoods? THIS HOME HAS LOCATION, LAYOUT AND LOVEABILITY! The floorplan has soaring high ceilings with GREAT ROOM open to above ceilings! This property has been extensively updated including: NEW PAINT - yes the green, red and pink walls have been refreshed to a glowing white finish. NEW FLOORING: All the carpets and Baseboards on the upper floor were replaced with new ones. NEW LIGHTING FIXTURES: All the light fixtures on the upper floor and main entrance chandelier were replaced with contemporary lighting. NEW QUARTZ COUNTERTOPS, KITCHEN SINK and vanities: Upper floor vanities and the kitchen sink were replaced new countertop installation. NEWLY COMPLETED BASEMENT DEVELOPMENT: Including New Luxury Vinyl PLank flooring were installed on the basement/staircase, completion of framing, insulation and basement drywall. This home shows excellent and is ready for THOSE LOOKING FOR A QUICK POSSESSION!

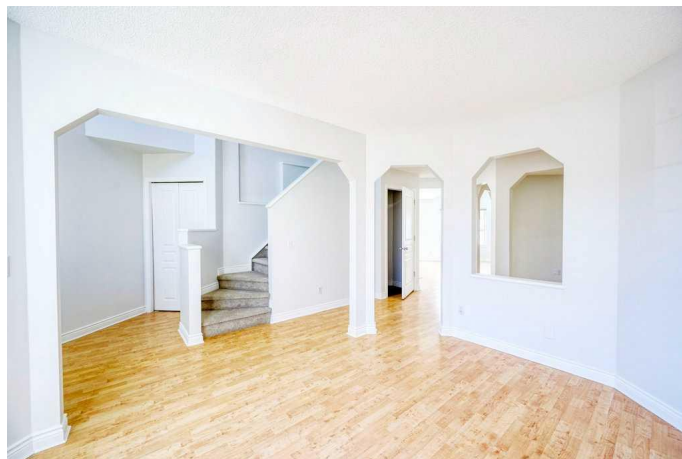
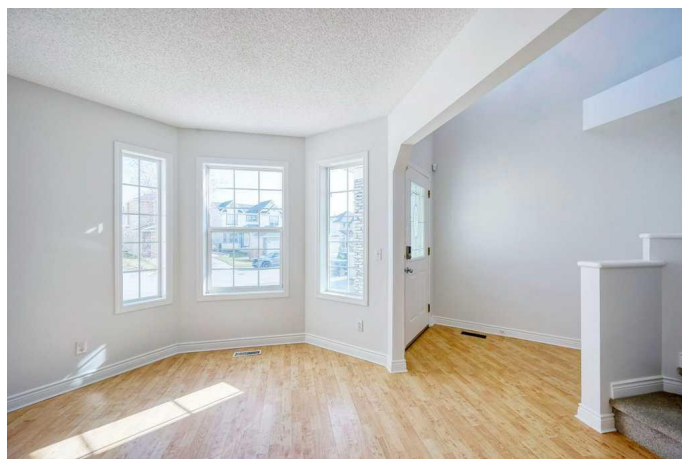
Built in 1998

Essential Information

MLS® # A2226506

Price \$845,000

Bedrooms 4



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,113
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	140 Arbour Butte Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4N6

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Front Drive, Garage Door Opener, See Remarks
# of Garages	2

Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2025
Days on Market	5
Zoning	R-CG
HOA Fees	262
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Complete Realty
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