

\$625,000 - 101 Arbour Wood Mews Nw, Calgary

MLS® #A2231957

\$625,000

4 Bedroom, 3.00 Bathroom, 1,093 sqft

Residential on 0.07 Acres

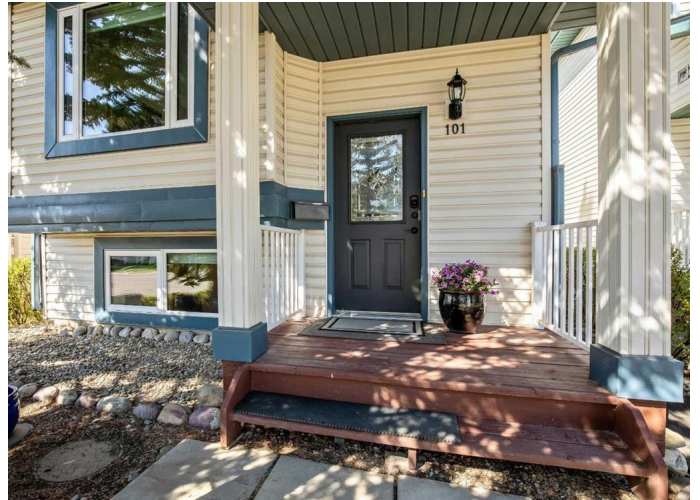
Arbour Lake, Calgary, Alberta

Discover comfort, style, and functionality in this beautifully maintained bi-level home located in the highly sought-after community of Arbour Lake. Offering over 1,800 sq. ft. of thoughtfully designed living space, this home is perfect for families or anyone looking to enjoy the perks of lake community living.

Step into the bright and airy main level, where soaring vaulted ceilings and stunning white oak hardwood floors create an inviting atmosphere. The stylish kitchen features granite countertops, ample cabinetry, and heated ceramic tile flooring—a touch of luxury that continues into the ensuite bathroom. With three generous bedrooms and two full bathrooms on the main floor, this home offers a flexible and family-friendly layout.

The fully developed basement is filled with natural light and adds incredible value with a spacious rec room, cozy gas fireplace, a large fourth bedroom with a huge window, a three-piece bathroom, and plenty of storage. A separate side entrance provides privacy and convenience—ideal for guests, extended family, or potential rental use.

Additional upgrades include triple-pane windows and a newer roof on the garage—important features that offer long-term peace of mind. The double detached garage is insulated, heated, and equipped with its own electrical panel, making it perfect for a



workshop or EV setup.

Just a short walk from schools, shopping, and the CTrain, this home offers a rare combination of modern upgrades and everyday convenience in one of Calgary’s premier lake communities.

Don’t miss your chance to call this exceptional Arbour Lake property your new home—book your showing today

Built in 1995

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2231957 |
| Price | \$625,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,093 |
| Acres | 0.07 |
| Year Built | 1995 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 101 Arbour Wood Mews Nw |
| Subdivision | Arbour Lake |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 4B5 |

Amenities

| | |
|----------------|---|
| Amenities | Beach Access, Clubhouse, Park, Playground, Recreation Facilities, Picnic Area, Racquet Courts |
| Parking Spaces | 4 |

| | |
|---------|--|
| Parking | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, See Remarks, Workshop in Garage |
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|--------------|---|
| # of Garages | 2 |
|--------------|---|

Interior

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|-------------------|--|
| Interior Features | Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
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|------------|--|
| Appliances | Dishwasher, Dryer, Garage Control(s), Oven, Refrigerator, Washer |
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| Heating | Forced Air |
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|---------|------|
| Cooling | None |
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| Fireplace | Yes |
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|-----------------|---|
| # of Fireplaces | 1 |
|-----------------|---|

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| Fireplaces | Gas |
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| Has Basement | Yes |
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| Basement | Finished, Full |
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Exterior

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|-------------------|---|
| Exterior Features | Private Entrance, Private Yard, Storage |
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|-----------------|--|
| Lot Description | Back Lane, Back Yard, Level, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Private, Rectangular Lot, Lake |
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| Roof | Asphalt Shingle |
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| Construction | Concrete, Stone, Vinyl Siding, Wood Frame |
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| Foundation | Poured Concrete |
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Additional Information

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| Date Listed | June 19th, 2025 |
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| Days on Market | 15 |
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| Zoning | R-CG |
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| HOA Fees | 289 |
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| HOA Fees Freq. | ANN |
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Listing Details

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| Listing Office | CIR Realty |
|----------------|------------|

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