

\$713,900 - 62 Arbour Wood Crescent Nw, Calgary

MLS® #A2248281

\$713,900

3 Bedroom, 3.00 Bathroom, 1,850 sqft
Residential on 0.11 Acres

Arbour Lake, Calgary, Alberta

\$20,000 price drop! Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom home in the heart of Arbour Lake—Northwest Calgary's only lake community. Combining comfort, convenience, and lifestyle, this residence offers exclusive lake access along with proximity to vibrant neighborhood amenities.

From the moment you step inside, soaring high ceilings and abundant natural light create a bright, uplifting atmosphere. A fresh coat of paint throughout much of the home adds to its crisp, inviting feel. The expansive living and formal dining areas are ideal for gatherings with family and friends, while the spacious main floor—offering more usable square footage than some comparably sized homes in the neighborhood—provides a rare sense of openness and flexibility.

Flowing seamlessly from the living space, the welcoming family room, warmed by a cozy fireplace, connects effortlessly to the updated kitchen. Here, stainless steel appliances, a new hood fan, and a sleek faucet set the stage for both everyday meals and special occasions. French doors open to a generous wood deck, perfect for summer barbecues and evening relaxation in the private backyard.

A dedicated office provides a quiet space for work or study, complemented by a convenient powder room and a well-appointed laundry area on the main floor.



Upstairs, the primary suite is a relaxing retreat, complete with his-and-hers closets and a spa-inspired ensuite featuring a jacuzzi tub, and a stand-up shower. Two additional bedrooms are spacious and bright, while both bathrooms have been refreshed with new vanity lighting, updated faucets, and renewed laminate countertops.

The unspoiled basement offers a clean, versatile layout, ready to be transformed into a home gym, media room, or additional living space. A newly installed humidifier enhances comfort year-round.

With its prime location within walking distance to the lake, nearby schools, Crowfoot LRT station, and the shops, dining, and amenities of Crowfoot Crossing, this home offers more than just a place to live—it’s a gateway to an active, connected, and fulfilling lifestyle.

Built in 1996

Essential Information

MLS® #	A2248281
Price	\$713,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,850
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	62 Arbour Wood Crescent Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4C3

Amenities

Amenities	Park, Parking, Playground, Beach Access, Boating, Clubhouse, Racquet Courts
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Track Lighting, Central Vacuum, French Door
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Humidifier
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	None, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Front Yard, Landscaped, Lawn, Rectangular Lot, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	37
Zoning	R-CG

HOA Fees	289
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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