

# \$750,000 - 80 Arbour Crest Terrace Nw, Calgary

MLS® #A2239980

## \$750,000

3 Bedroom, 3.00 Bathroom, 2,009 sqft  
Residential on 0.12 Acres

Arbour Lake, Calgary, Alberta

Welcome to this beautifully maintained home, perfectly nestled in a quiet, family-friendly community. From the moment you arrive, you'll feel the warmth and openness of the space, highlighted by a stunning two-storey cathedral ceiling and a striking Palladian window that floods the living room with natural light. The open-concept kitchen features stainless steel appliances and flows effortlessly into a bright dining area surrounded by windows, offering serene views of the green space behind—no neighbors for added privacy! Double French doors open to a cozy main floor den, and a versatile flex room off the foyer provides even more options for your lifestyle.

Upstairs, the spacious primary suite is your private retreat, complete with a vaulted ceiling and a full ensuite featuring a relaxing corner soaker tub. Central air conditioning ensures year-round comfort. This move-in ready home comes with numerous updates, including new luxury vinyl plank flooring, fresh professional paint, all-new LED lighting, serviced furnace and ducts, a professionally cleaned fireplace, and complete interior and exterior cleaning. Additional upgrades include new showerheads, a backyard gate, GFCI outlets, Decora wall switches, and refreshed bathroom fixtures. A Samsung large-capacity washer and dryer round out the modern conveniences.

Located near Arbour Lake and within walking



distance to schools, parks, and amenities, this home is truly ready for youâ€”just move in and make it yours!

Built in 2000

### Essential Information

MLS® #	A2239980
Price	\$750,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,009
Acres	0.12
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	80 Arbour Crest Terrace Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4S2

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

	Microwave, Refrigerator, Stove(s), Washer
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 18th, 2025
Zoning	R-CG
HOA Fees	275
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.