

# \$779,000 - 39 Arbour Wood Close Nw, Calgary

MLS® #A2254223

**\$779,000**

4 Bedroom, 4.00 Bathroom, 1,805 sqft

Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

This 4-bedroom, 3.5-bathroom family home is ideally located just one block from the lake, where residents enjoy swimming, fishing, boating, skating, and year-round community events. Walk to Crowfoot shopping, restaurants, YMCA, and LRT, with quick access to John Laurie Blvd, Nose Hill Drive, Crowchild Trail, and Stoney Trail for effortless commuting.

Step inside to a spacious foyer leading to a traditional floor plan with vinyl plank flooring on the main level. The front living room flows into a bright dining area, while the east-facing kitchen shines with updated quartz countertops, breakfast bar, and stainless steel appliances. A sunny kitchen nook overlooks the backyard, and the cozy family room with gas fireplace is perfect for relaxing. A powder room and convenient laundry complete the main floor.

Upstairs, the primary retreat features a 5-piece ensuite and walk-in closet. Two additional bedrooms and a 4-piece hall bath provide plenty of space for family.

The fully finished basement includes a large rec room, flex space, a fourth bedroom, and a 3-piece bathroom with heated floors — ideal for guests or teens.

Recent upgrades include: Triple-pane windows, High-efficiency furnace, Hot water tank, Newer refrigerator & Electric stove, Replacement of poly-b plumbing, and Class 2 shingles.

Enjoy summer evenings in the private



backyard with a low-maintenance composite deck and spacious lawn.  
This is your chance to live in one of NW Calgary’s most sought-after lake communities”just steps to the water and minutes to everything you need!

Built in 1994

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2254223    |
| Price          | \$779,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,805       |
| Acres          | 0.10        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 39 Arbour Wood Close Nw |
| Subdivision | Arbour Lake             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3G 4A8                 |

**Amenities**

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Picnic Area, Playground, Recreation Facilities, Boating, Racquet Courts |
| Parking Spaces | 4                                                                                                |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front                       |
| # of Garages   | 2                                                                                                |

## Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, Skylight(s), Vinyl Windows           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Family Room, Gas                                                    |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

## Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                     |
| Lot Description   | Back Yard, Few Trees, Front Yard, Gentle Sloping, Interior Lot, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                                                  |
| Construction      | Brick, Vinyl Siding, Wood Frame                                                  |
| Foundation        | Poured Concrete                                                                  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 11                  |
| Zoning         | R-CG                |
| HOA Fees       | 289                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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