

\$599,900 - 132 Arbour Ridge Way Nw, Calgary

MLS® #A2264639

\$599,900

4 Bedroom, 3.00 Bathroom, 1,205 sqft

Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

Great 4-level split home with a double attached garage and walk out third level access is ideal for a large family. Located in the sought-after lake community of Arbour Lake, this property has been refreshed with new paint and flooring throughout. The bright and welcoming main floor boasts vaulted ceilings, large windows, hardwood flooring, a spacious dining area, and a well-appointed kitchen with ample cabinetry. Upstairs, you'll find three bedrooms and two full bathrooms. The primary suite features a walkthrough closet and a private 4-piece ensuite.

The fully finished third level offers a large recreation area with fresh paint and flooring, plus a separate walk-up entrance—an excellent opportunity if you are looking the potential to add a secondary suite (city permits and approvals would be needed). The fourth level includes a laundry area kitchenette and a large bedroom. Located within walking distance to the YMCA, shopping centre, LRT station, schools, and more. Easy access to both Stoney Trail and Crowfoot Trail makes commuting a breeze.

Built in 1994

Essential Information

MLS® # A2264639

Price \$599,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,205
Acres	0.10
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	132 Arbour Ridge Way Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4B2

Amenities

Amenities	Beach Access
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2025
Days on Market	17
Zoning	R-CG
HOA Fees	275
HOA Fees Freq.	ANN

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.