

45 Arbour Crest Terrace NW Calgary, Alberta

MLS # A2263985



\$649,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,681 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Welcome to this inviting 2-storey home located in Arbour Lake, one of Calgary Northwest most desirable and family-friendly communities. Offering 3 spacious bedrooms, 2.5 bathrooms, and a unique glass sunroom, this property is perfect for growing families, first-time buyers, or savvy investors. The main floor features a bright and functional layout, ideal for both everyday living and entertaining. The sunroom adds a tranquil space to relax year-round—bathed in natural light and perfect for morning coffee, reading, or indoor gardening. Upstairs, you’ll find a large primary bedroom, with a generous ensuite bathroom, and ample closet space. 2 more spacious bedrooms, and bonus room. The unfinished basement offers potential for additional living space. Roof replaces around 5 years ago, and Furnace around 3 years ago. Situated in a prime location just minutes from top-rated schools, shopping, public transit, and Arbour Lake’s private lake access. Whether you’re looking for a welcoming family home or a smart investment opportunity, this property checks all the boxes.