

\$819,000 - 118 Arbour Summit Close Nw, Calgary

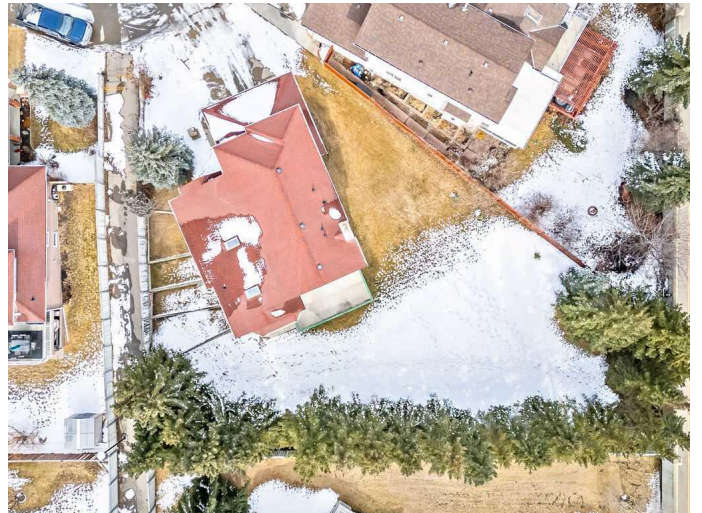
MLS® #A2196376

\$819,000

5 Bedroom, 4.00 Bathroom, 2,065 sqft
Residential on 0.31 Acres

Arbour Lake, Calgary, Alberta

If you love HUGE YARDS, MOUNTAIN VIEWS & LAKE ACCESS, then this is THE ONE! Located in beautiful Arbour Lake with year-round amenities (swimming, boating, skating, ice-fishing etc) on one of the LARGEST 13,573SQFT lots in the vicinity, this well-maintained gem of a house is bright, spacious, and ready for a new family to make it their home. MAIN FLOOR features living and dining rooms with soaring vaulted ceiling, kitchen with oak cabinetry & eating nook, family room with fire place, plus spacious study (OR main floor bedroom) with double doors. UPPER FLOOR features large primary bedroom with walk-in closet and ensuite bathroom, two additional bedrooms and full bathroom. WALK-OUT BASEMENT features high ceiling, huge recreational room, fifth bedroom and full bathroom. BACK YARD is absolutely breathtaking with mature trees & total privacy, and is nearly triple in size compared to others in the neighbourhood. LOCATION is fantastic, with quick access to shopping, schools, healthcare centres, parks & pathways, and of course the lake. Step inside via the 3D virtual walkthrough to explore, come by the Open House on Sat, or call your fave agent to book your private showing! RECENT UPDATES include - new carpet (2025), new vinyl plank flooring (2018), new paint (2022), fridge (2022), dishwasher (2024), three new toilets (2022), furnace (2019), tankless hot water system (approx 2020), two new windows (2024), exterior paint of trim & doors (2024),



roof (approx 2015). This one won't last!

Built in 1992

Essential Information

MLS® #	A2196376
Price	\$819,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,065
Acres	0.31
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	118 Arbour Summit Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3W2

Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, Kitchen Island, Tankless Hot Water, French Door
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Oven
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Cul-De-Sac, Pie Shaped Lot, Private, Secluded, Views, Many Trees
Roof	Asphalt Shingle
Construction	Metal Siding, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2025
Days on Market	7
Zoning	R-CG
HOA Fees	289
HOA Fees Freq.	ANN

Listing Details

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

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.