

\$749,900 - 161 Arbour Crest Road Nw, Calgary

MLS® #A2263633

\$749,900

3 Bedroom, 3.00 Bathroom, 1,749 sqft
Residential on 0.10 Acres

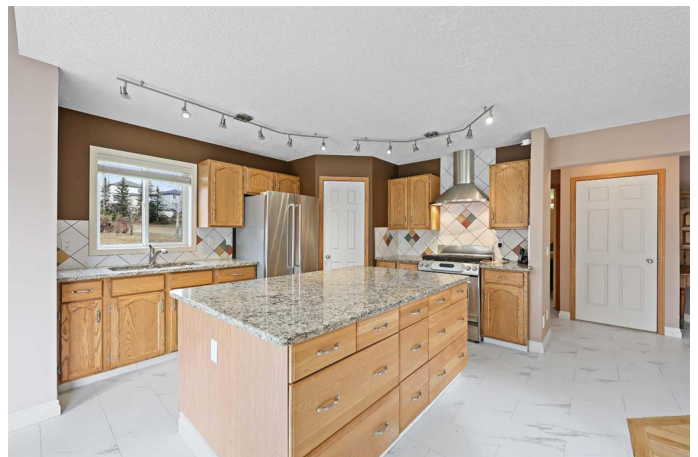
Arbour Lake, Calgary, Alberta

This beautifully updated 3-bedroom, 2.5-bathroom detached home is nestled in the heart of Arbour Lake....one of Calgary's most desirable NW communities offering four-season lake access, walking paths, and a strong family atmosphere. With over 2,500 sq ft of finished space, this Homes by Avia Ashmont model combines functional design with everyday comfort, perfect for growing families or those who love to entertain.

The heart of the home is the oversized kitchen, where thoughtful upgrades create a truly inviting space. An expansive granite topped island provides room for meal prep, baking days, or casual family breakfasts. The double kitchen sink is perfectly placed beneath a window overlooking the park and playground next door, ideal for keeping an eye on the kids while making dinner. A gas stove, walk-in pantry, and ample cabinetry make this kitchen as practical as it is beautiful.

Flowing off the kitchen, the dining area with 10-foot ceilings opens to a newly rebuilt, full-width oversized balcony...a rare feature that spans the length of the home. It's the perfect space for morning coffee, summer barbecues, or simply relaxing while enjoying open views of the green space beyond.

Upstairs, the spacious layout continues with a bonus room above the garage, offering extra space for a home office, playroom, or media



area. The primary suite includes an upgraded 4-piece ensuite with floor-to-ceiling tiled walk-in shower, modern cabinetry, and tiled flooring. Two additional bedrooms and a full bath complete the upper level.

The recently finished basement includes new carpeting and is ready for your final touches, with space for an additional bedroom, rec room, or gym. A double attached garage, landscaped yard, and southeast facing front exposure round out this family friendly home.

Just a short walk away, you'll enjoy year-round access to Arbour Lake, including swimming, skating, fishing, a small beach, Pickleball courts, playgrounds, and regular community events. This home is also surrounded by excellent schools, the shops and restaurants of Crowfoot Crossing, nearby LRT access, parks, and major roads like Nose Hill Drive and Stoney Trail—making it easy to explore Calgary or head west to the Rocky Mountains.

This is a rare opportunity to own in one of Calgary's most well connected and community focused neighborhoods.

Built in 1998

Essential Information

MLS® #	A2263633
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,749
Acres	0.10
Year Built	1998
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	161 Arbour Crest Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4L5

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2

Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Raised Hearth, Tile
Has Basement	Yes
Basement	Finished, Full, Partially Finished

Exterior

Exterior Features	Balcony, Playground
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	24
Zoning	R-CG
HOA Fees	300
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.