

# \$689,900 - 49 Arbour Cliff Close Nw, Calgary

MLS® #A2222495

**\$689,900**

2 Bedroom, 3.00 Bathroom, 1,255 sqft

Residential on 0.12 Acres

Arbour Lake, Calgary, Alberta

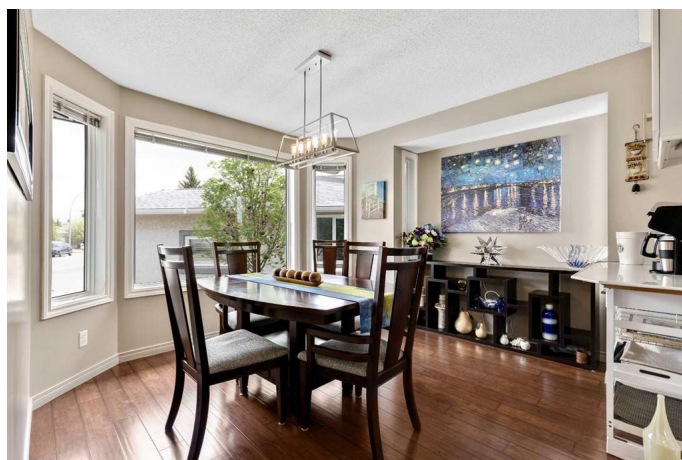
IMMACULATE, VERY WELL CARED FOR VILLA in Arbour Lake community. This home is a retirement dream. Main floor has formal dining, eat in kitchen with breakfast bar, large living room, primary bedroom with 5 pce ensuite, den and laundry all on the main floor!!! The basement is fully developed with an extra bedroom, 4 pce bath and lovely family room with corner fireplace! Craft room and utility storage room. Many upgrades have been done on this home. All new stainless steel appliances. Quartz counter tops with waterfall edge. New matt graphite kitchen sink. Central Air was installed as well as new furnace. Fresh paint throughout. All but 3 basement windows have been replaced. Shingles in 2021, water heater in 2018, the side deck is covered and has a unique mesh that provides privacy & shelter from the elements while allowing great mountain views. Arbour Lake community fees are \$288.75 per year (PAID) provides Lake access privileges, and an HOA (\$144 per month) that takes care of snow removal and landscaping. Fabulous location and close to many amenities. Move in and Enjoy this beautiful home!!!! Call now as this unit will not last!!!

Built in 1992

## Essential Information

MLS® # A2222495

Price \$689,900



Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,255
Acres	0.12
Year Built	1992
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	49 Arbour Cliff Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3W5

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	BBQ gas line
Lot Description	Low Maintenance Landscape, Pie Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 19th, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	144
HOA Fees Freq.	MON

**Listing Details**

Listing Office	Century 21 Foothills Real Estate
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