

# \$649,900 - 79 Arbour Crest Rise Nw, Calgary

MLS® #A2219719

**\$649,900**

3 Bedroom, 4.00 Bathroom, 1,424 sqft

Residential on 0.09 Acres

Arbour Lake, Calgary, Alberta

**\*\*Back on market due to Buyer Financing\*\***

Welcome to 79 Arbour Crest Rise NW.

Backing onto a park and bike path, this home has the location box checkedâ€™and

everything else that comes with it. With nearly

2,000 sq ft of total living space, this three-level

home in Arbour Lake gives you room to

breathe. Upstairs youâ€™™ll find three

bedrooms, including a roomy primary with a

full ensuite. On the main floor, the open layout

flows from a bright living room with gas

fireplace into a functional kitchen and dining

area that opens to the backyard. No

neighbours behind youâ€™™just green space

and sunshine. The finished basement gives

you even more space to work with: a big

recreation room, bar area, and full bathroom.

Youâ€™™ve also got an attached double

garage, main-floor laundry, central vacuum,

and a security system (Vivint by Telus). The

homeâ€™™s tucked into a quiet street but just

minutes from schools, the Crowfoot LRT,

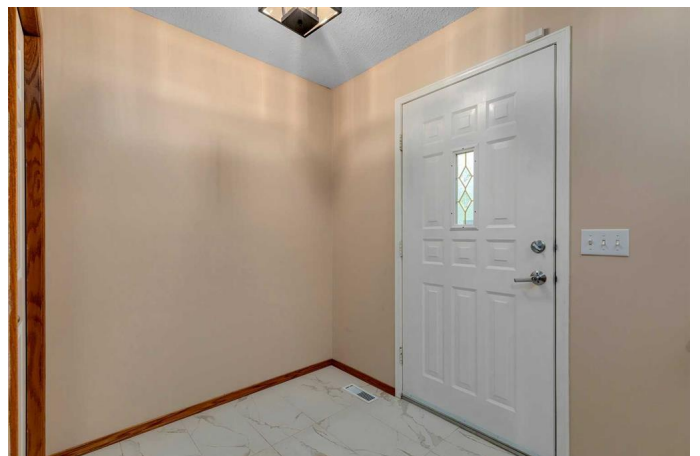
shopping, and of course, lake accessâ€™™a

huge perk of living in Calgaryâ€™™s only NW

lake community. Solid house. Great location.

Even better value. For more information,

pictures and floor plans, click the links below.



Built in 1998

## Essential Information

MLS® #

A2219719

|                |             |
|----------------|-------------|
| Price          | \$649,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,424       |
| Acres          | 0.09        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 79 Arbour Crest Rise Nw |
| Subdivision | Arbour Lake             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3G 4L3                 |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Beach Access, Recreation Facilities                           |
| Parking Spaces | 4                                                             |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Faces Front |
| # of Garages   | 2                                                             |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Wet Bar           |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Electric Oven |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Gas                                                                |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                 |
| Lot Description   | Backs on to Park/Green Space, Close to Clubhouse, Landscaped, Lawn, Private, Street Lighting |
| Roof              | Asphalt Shingle                                                                              |
| Construction      | Brick, Vinyl Siding, Wood Frame                                                              |
| Foundation        | Poured Concrete                                                                              |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 25             |
| Zoning         | R-CG           |
| HOA Fees       | 289            |
| HOA Fees Freq. | ANN            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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