

# \$750,000 - 80 Arbour Crest Terrace Nw, Calgary

MLS® #A2239980

## \$750,000

3 Bedroom, 3.00 Bathroom, 2,009 sqft  
Residential on 0.12 Acres

Arbour Lake, Calgary, Alberta

Welcome to this beautifully maintained home, perfectly nestled in a quiet, family-friendly community. From the moment you arrive, you'll feel the warmth and openness of the space, highlighted by a stunning two-storey cathedral ceiling and a striking Palladian window that floods the living room with natural light. The open-concept kitchen features stainless steel appliances and flows effortlessly into a bright dining area surrounded by windows, offering serene views of the green space behind—no neighbors for added privacy! Double French doors open to a cozy main floor den, and a versatile flex room off the foyer provides even more options for your lifestyle.

Upstairs, the spacious primary suite is your private retreat, complete with a vaulted ceiling and a full ensuite featuring a relaxing corner soaker tub. Central air conditioning ensures year-round comfort. This move-in ready home comes with numerous updates, including new luxury vinyl plank flooring, fresh professional paint, all-new LED lighting, serviced furnace and ducts, a professionally cleaned fireplace, and complete interior and exterior cleaning. Additional upgrades include new showerheads, a backyard gate, GFCI outlets, Decora wall switches, and refreshed bathroom fixtures. A Samsung large-capacity washer and dryer round out the modern conveniences.

Located near Arbour Lake and within walking



distance to schools, parks, and amenities, this home is truly ready for youâ€”just move in and make it yours!

Built in 2000

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2239980    |
| Price          | \$750,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,009       |
| Acres          | 0.12        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 80 Arbour Crest Terrace Nw |
| Subdivision | Arbour Lake                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3G 4S2                    |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),                         |

|                 |   |
|-----------------|---|
|                 | Microwave, Refrigerator, Stove(s), Washer |
| Heating         | Fireplace(s), Forced Air                  |
| Cooling         | Central Air                               |
| Fireplace       | Yes                                       |
| # of Fireplaces | 1   |
| Fireplaces      | Gas                                       |
| Has Basement    | Yes                                       |
| Basement        | Full, Unfinished                          |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Yard, No Neighbours Behind |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 1               |
| Zoning         | R-CG            |
| HOA Fees       | 275             |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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