

# \$885,000 - 146 Arbour Lake Rise Nw, Calgary

MLS® #A2257699

**\$885,000**

5 Bedroom, 4.00 Bathroom, 2,047 sqft

Residential on 0.02 Acres

Arbour Lake, Calgary, Alberta

For more information, please click the "More Information" button.

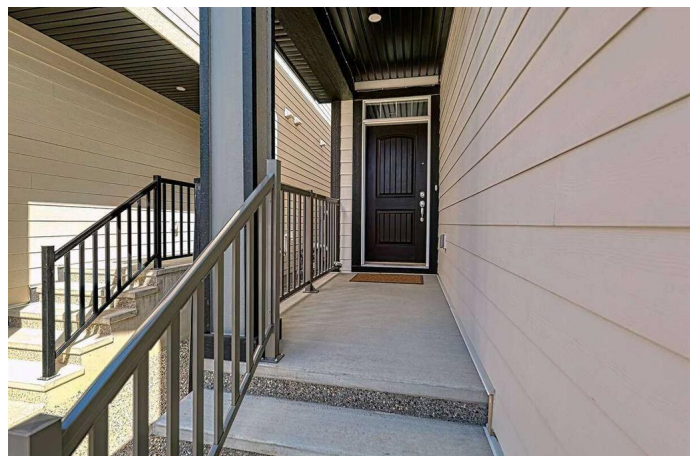
Welcome to this modern 2,040 sq ft front-garage home (built in 2022) in highly sought-after Arbour Lake, NW Calgary—offering space, comfort, and year-round lake-community living. Designed for families, it features 5 spacious bedrooms, 3.5 bathrooms, and a fully developed basement for flexible extra living space. The bright, open-concept kitchen comes with all appliances, while a tasteful blend of hardwood and carpet adds warmth throughout. Everyday convenience shines with a second-floor laundry room, an attached double garage plus driveway parking, and a private backyard for outdoor enjoyment. Located steps from Crowfoot Plaza's™ shopping, dining, and entertainment, within walking distance to the Crowfoot LRT for easy commuting, and close to both public and Catholic schools, parks, and trails, this home delivers the perfect balance of comfort and convenience. Enjoy privileged access to Arbour Lake for swimming, boating, skating, and more—an exceptional lifestyle few Calgary communities can match. Make this Arbour Lake beauty your new home.

Built in 2022

## Essential Information

MLS® # A2257699

Price \$885,000



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,047       |
| Acres          | 0.02        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 146 Arbour Lake Rise Nw |
| Subdivision | Arbour Lake             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3G 0G9                 |

### Amenities

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

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                                              |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Oven, Refrigerator, Washer/Dryer, Gas Water Heater |
| Heating           | Boiler, Natural Gas, Geothermal                                                                              |
| Cooling           | Sep. HVAC Units                                                                                              |
| Fireplace         | Yes                                                                                                          |
| # of Fireplaces   | 1                                                                                                            |
| Fireplaces        | Electric                                                                                                     |
| Has Basement      | Yes                                                                                                          |
| Basement          | Finished, Full                                                                                               |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Private Entrance, Gas Grill |
| Lot Description   | Lawn                        |
| Roof              | Asphalt Shingle             |
| Construction      | Wood Frame                  |
| Foundation        | Poured Concrete             |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 1                    |
| Zoning         | R-G                  |
| HOA Fees       | 300                  |
| HOA Fees Freq. | ANN                  |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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