

\$749,900 - 240 Arbour Ridge Way Nw, Calgary

MLS® #A2235080

\$749,900

6 Bedroom, 4.00 Bathroom, 2,174 sqft

Residential on 0.11 Acres

Arbour Lake, Calgary, Alberta

Welcome to this spacious and well-maintained 2 storey detached home with over 3,000 sq.ft. of developed living space, located in the highly sought-after lake community of Arbour Lake.

The east-facing front is framed by mature trees and a charming covered front porch, creating a warm and welcoming impression. Inside, you're greeted by a soaring 2-storey ceiling in the front Living room, filled with natural light from large windows. The main level features gleaming hardwood flooring throughout and was freshly painted in 2025. A formal Dining room (or flexible office space) sits next to the bright Kitchen, which features a central island, ample cabinetry, a pantry, and a new fridge (2024). The adjacent Family room includes a gas fireplace, perfect for cozy evenings, and the breakfast nook offers additional dining space.

Going upstairs, the Primary bedroom retreat includes a walk-in closet and a 4-piece ensuite with jetted tub and separate shower. Three additional bright and well-sized bedrooms, along with a renovated main bath (2024), complete the upper floor.

The fully finished basement offers fantastic versatility, with two additional bedrooms, one connected to a 3-piece bathroom via a cheater door, and a spacious recreation and a bar area with cabinets.



Enjoy the fully fenced and landscaped backyard, complete with a deck, brick patio, apple trees, and a storage shedâ€”ideal for relaxing or entertaining outdoors.

Other notable updates include a hot water tank (2019), kitchen cabinet refresh (2023), basement renovation (2022), and complete repiping (2025) with no Poly-B plumbing.

Enjoy year-round lake access with activities like swimming, paddleboarding, fishing, and skating. Walkable to all levels of schools, YMCA, Library, daycare, and just minutes to Crowfoot LRT, Costco, T&T, and more. Quick access to Stoney Trail, John Laurie Blvd, and Country Hills Blvd.

A wonderful opportunity to own a spacious home in one of NW Calgaryâ€™s most desirable communitiesâ€”book your private showing today!

Built in 1993

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2235080 |
| Price | \$749,900 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,174 |
| Acres | 0.11 |
| Year Built | 1993 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|---------|-------------------------|
| Address | 240 Arbour Ridge Way Nw |
|---------|-------------------------|

| | |
|-------------|-------------|
| Subdivision | Arbour Lake |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 3V8 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Recreation Facilities |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Jetted Tub |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | None |
| Lot Description | Landscaped, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 27th, 2025 |
| Days on Market | 19 |
| Zoning | R-CG |
| HOA Fees | 289 |
| HOA Fees Freq. | ANN |

Listing Details

Listing Office

Jessica Chan Real Estate & Management Inc.

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