



GRASSROOTS
REALTY GROUP

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911 Arbour Lake Road NW
Calgary, Alberta

MLS # A2247480



\$589,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,198 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Veneer, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry		

Inclusions: Shed

Welcome to unbeatable value in Arbour Lake! This 3-bedroom home offers the big-ticket peace of mind first-time buyers dream of. With newer: Roof (2022), Furnace (2018), Water heater (2016), fresh paint on the main level and more — so you can skip the stress and focus on personalizing the space to truly make it your own. Step inside to a bright main floor with laminated floors and a refreshed kitchen featuring a large pantry, tons of storage, and a layout that just works. Upstairs, you'll find three generous bedrooms and a full bath with Jack'n'Jill doors. The lower level adds serious bonus space — perfect for cozy movie nights, a home office, or future development. RV parking, oversized shed, and a private backyard ready for your dream garden, summer BBQs, or even a future garage. Move-in ready and immediate possession is available. This affordable home is close to everything: the YMCA, the public and separate schools, library, shopping, the LRT station and a 10-minute walk to the lake. Enjoy lake privileges and year-round lake access for swimming, fishing, boating, skating, concession, community events and much more. Easy commute to University of Calgary and downtown! This house won't last long, so book your viewing right now!