



**12 Arbour Cliff Close NW
Calgary, Alberta**

MLS # A2276284



\$534,900

Division:	Arbour Lake		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,119 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Murphy Bed in Basement

Poly-B plumbing was professionally replaced in December 2025, offering valuable peace of mind in this meticulously maintained bungalow villa in the sought-after lake community of Arbour Lake. Perfectly suited for all stages of life, this home combines comfort, convenience, and an unbeatable location. Enjoy easy access to schools, shopping, recreation, and transit, with a bus stop just steps from your door connecting directly to Crowfoot LRT. Within walking distance you’ll find the Crowfoot YMCA, Public Library, playing fields, and multiple schools including Robert Thirsk High School, Arbour Lake School, and St. Ambrose Elementary/Jr High School. The home features an inviting open-concept layout with bright living and dining spaces, two spacious bedrooms, a full bathroom, and convenient main-floor laundry in the mudroom off the garage. Tasteful updates include tile flooring, fresh paint, and a beautifully renovated walk-in shower. The partially developed basement adds flexibility with a large recreation room, fireplace, full bathroom, and Murphy bed—ideal for guests. Enjoy low-maintenance living with HOA fees of \$150/month covering lawn care and snow removal, plus year-round access to Arbour Lake with swimming, beach days, paddle boarding, fishing, skating, and more. A fantastic opportunity to experience a vibrant, amenity-rich community designed for all ages.