



**137 Arbour Ridge Heights NW
Calgary, Alberta**

MLS # A2284155



\$698,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Arbour Lake | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,360 sq.ft. | Age: | 1993 (33 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Corner Lot | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Wood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s) | | |

Inclusions: Shed, Radon Mitigation System

Move-in ready bi-level on a quiet SW CONER LOT in sought-after Arbour Lake, offering OVER 2,400 sq ft of total developed space, partial mountain views, and sun-filled interiors all day long. Enjoy year-round lake privileges through the Arbour Lake Residents Association, with a private residents-only lake lifestyle including swimming, boating, fishing, and winter skating, plus community programs and events. The bright main level showcases vaulted ceilings, a NEW modern living-room light fixture, and three generous bedrooms. Bathrooms are in excellent condition, featuring a relaxing jacuzzi tub and a separate shower. The heart of the home is the spacious white eat-in kitchen, complete with abundant cabinetry, TWO pantries, and plenty of room for family meals. Downstairs, the fully finished lower level offers outstanding flexibility with TWO additional bedrooms, a large family/living room that can easily convert to a third lower-level bedroom, PLUS an office/den and laundry. Located on a street with local traffic only—steps to the ravine, pathways, and outdoor green space. Updates include NEW upper-level carpet (2026) and fresh paint (2026) on both levels. Radon mitigation system installed proactively for added peace of mind. See the staging photos for a comfortable, family-friendly layout and easy flow. Easy to show—book your private viewing today.