

# \$825,000 - 140 Arbour Butte Road Nw, Calgary

MLS® #A2229558

**\$825,000**

4 Bedroom, 4.00 Bathroom, 2,116 sqft

Residential on 0.11 Acres

Arbour Lake, Calgary, Alberta

Looking for one of the best homes on one of the best streets in Calgary's most popular NW Neighborhoods? THIS HOME HAS LOCATION, LAYOUT AND LOVEABILITY! As you enter you are greeted by a GRAND ENTRANCE WITH SOARING HIGH CEILINGS, and a traditional yet functional floorplan. The kitchen has GENEROUS CABINETRY, LOTS OF COUNTERTOPS for the CHEF IN YOU. The GREAT ROOM has open to above ceilings and 2 windows ALLOWING TONS OF NATURAL SUNLIGHT PERMEATE THROUGH THE EXTRA HIGH WINDOWS, AND PROVIDES A BEAUTIFUL PERSPECTIVE ONTO THE REAR SUNNY SOUTH-FACING DECK! There is sooo much to LOVE ABOUT THIS PROPERTY which has been well-maintained and extensively updated including: NEW PAINT - yes the green, red and pink walls have been refreshed to a glowing white finish. NEW FLOORING: All the carpets and Baseboards on the upper floor were replaced with new ones. NEW LIGHTING FIXTURES: All the light fixtures on the upper floor and main entrance chandelier were replaced with contemporary lighting. NEW QUARTZ COUNTERTOPS, KITCHEN SINK and Upper floor vanity-sinks were replaced. FRESHLY COMPLETED BASEMENT DEVELOPMENT: Including New Luxury Vinyl Plank flooring were installed on the basement/staircase, completion of framing, baseboards, lighting, insulation and basement drywall. This home shows excellent and is



ready for THOSE LOOKING FOR A QUICK  
POSSESSION!

Built in 1998

### Essential Information

MLS® #	A2229558
Price	\$825,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,116
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	140 Arbour Butte Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4N6

### Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Front Drive, Garage Door Opener, See Remarks
# of Garages	2

### Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 10th, 2025
Days on Market	15
Zoning	R-CG
HOA Fees	289
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.