

\$639,900 - 22 Arbour Butte Road Nw, Calgary

MLS® #A2260725

\$639,900

3 Bedroom, 3.00 Bathroom, 1,717 sqft

Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

Located in the desirable lake community of Arbour Lake, this 2 Story home offers 3 Bedrooms and 2.5 Baths and a double attached garage. its open-concept layout connecting the Kitchen, Family Room, Dining Room, and Breakfast Nook. The primary bedroom has a walk-in closet & jetted tub ensuite and the main highlight, a skylight in the second floor bonus room.

This move-in ready home comes with new carpet and waterproof vinyl plank flooring, fresh painting and stainless appliance.

Arbour Lake offers year-round lake access for swimming, water sports, skating, and more.

This community is near schools, parks, playgrounds, Crowfoot Crossing, the Crowfoot LRT station, and major roadways - including Stoney Trail and Crowchild Trail.

Central vacuum system come with (as is) attachments.

Built in 2000

Essential Information

MLS® #	A2260725
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,717
Acres	0.10



Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	22 Arbour Butte Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4L7

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	1

Interior

Interior Features	Central Vacuum, Pantry, Jetted Tub, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Days on Market	34
Zoning	R-CG
HOA Fees	289
HOA Fees Freq.	ANN

Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.