

\$1,995,000 - 16 Arbour Estates View Nw, Calgary

MLS® #A2258506

\$1,995,000

5 Bedroom, 3.00 Bathroom, 1,808 sqft

Residential on 0.17 Acres

Arbour Lake, Calgary, Alberta

Amazing ultra quiet location, just a short walk to the lake! Welcome to Arbour Lake, a popular community situated in NW Calgary. Built by the owner himself, this custom home is offered for sale for the first time. This large walkout oozes space and functionality with its brilliantly designed floor plan. Stepping in to the main you'll find a stunning bright open plan featuring soaring vaulted ceilings over wide-open spaces. The kitchen boasts a large island with breakfast bar, oak cabinetry, impressive custom tile countertops and a built-in desk. You'll love the size of the primary bedroom with its large walk-in closet, and incredibly bright 5 pc ensuite. Also found on the expansive main floor are a second bedroom, 3-piece bath and convenient laundry room. The walkout offers amazing space with 9' ceilings, 3 additional bedrooms, tons of open space for entertaining, a large storage/mechanical room, cold room and an attached covered area for all your plants/hobbies. Additional highlights include a large deck off the kitchen, 2 fireplaces surrounded by built-ins, stair lights, and marble tops in all bathrooms. The insulated and drywalled triple attached garage has plenty room for all your vehicles and toys. Lake access provides year-round fun such as skating and ice fishing in winter, and in the summer months, you can enjoy the beach, swimming, paddle boats and fishing. All in an amenity rich neighbourhood close to numerous top-rated schools, YMCA, library, with



excellent shopping and dining nearby. A wonderful opportunity in a special community.

Built in 1998

Essential Information

MLS® #	A2258506
Price	\$1,995,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,808
Acres	0.17
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	16 Arbour Estates View Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4E2

Amenities

Amenities	Boating
Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, See Remarks
Roof	Cedar Shake
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 30th, 2025
Days on Market	31
Zoning	R-CG
HOA Fees	289
HOA Fees Freq.	ANN

Listing Details

Listing Office	Stonemere Real Estate Solutions
----------------	---------------------------------

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.