

\$749,900 - 240 Arbour Ridge Way Nw, Calgary

MLS® #A2235080

\$749,900

6 Bedroom, 4.00 Bathroom, 2,174 sqft

Residential on 0.11 Acres

Arbour Lake, Calgary, Alberta

Welcome to this spacious and well-maintained 2 storey detached home with over 3,000 sq.ft. of developed living space, located in the highly sought-after lake community of Arbour Lake.

The east-facing front is framed by mature trees and a charming covered front porch, creating a warm and welcoming impression. Inside, you're greeted by a soaring 2-storey ceiling in the front Living room, filled with natural light from large windows. The main level features gleaming hardwood flooring throughout and was freshly painted in 2025. A formal Dining room (or flexible office space) sits next to the bright Kitchen, which features a central island, ample cabinetry, a pantry, and a new fridge (2024). The adjacent Family room includes a gas fireplace, perfect for cozy evenings, and the breakfast nook offers additional dining space.

Going upstairs, the Primary bedroom retreat includes a walk-in closet and a 4-piece ensuite with jetted tub and separate shower. Three additional bright and well-sized bedrooms, along with a renovated main bath (2024), complete the upper floor.

The fully finished basement offers fantastic versatility, with two additional bedrooms, one connected to a 3-piece bathroom via a cheater door, and a spacious recreation and a bar area with cabinets.



Enjoy the fully fenced and landscaped backyard, complete with a deck, brick patio, apple trees, and a storage shed—ideal for relaxing or entertaining outdoors.

Other notable updates include a hot water tank (2019), kitchen cabinet refresh (2023), basement renovation (2022), and complete repiping (2025) with no Poly-B plumbing.

Enjoy year-round lake access with activities like swimming, paddleboarding, fishing, and skating. Walkable to all levels of schools, YMCA, Library, daycare, and just minutes to Crowfoot LRT, Costco, T&T, and more. Quick access to Stoney Trail, John Laurie Blvd, and Country Hills Blvd.

A wonderful opportunity to own a spacious home in one of NW Calgary’s most desirable communities—book your private showing today!

Built in 1993

Essential Information

MLS® #	A2235080
Price	\$749,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,174
Acres	0.11
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	240 Arbour Ridge Way Nw
---------	-------------------------

Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3V8

Amenities

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2025
Days on Market	37
Zoning	R-CG
HOA Fees	289
HOA Fees Freq.	ANN

Listing Details

Listing Office

Jessica Chan Real Estate & Management Inc.

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.