

# \$649,900 - 79 Arbour Crest Rise Nw, Calgary

MLS® #A2219719

**\$649,900**

3 Bedroom, 4.00 Bathroom, 1,424 sqft

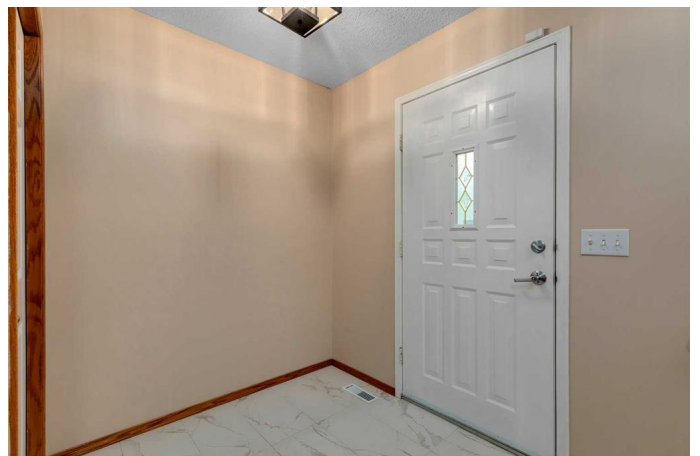
Residential on 0.09 Acres

Arbour Lake, Calgary, Alberta

**\*\*Back on market due to Buyer Financing\*\***

Welcome to 79 Arbour Crest Rise NW.

Backing onto a park and bike path, this home has the location box checked and everything else that comes with it. With nearly 2,000 sq ft of total living space, this three-level home in Arbour Lake gives you room to breathe. Upstairs you'll find three bedrooms, including a roomy primary with a full ensuite. On the main floor, the open layout flows from a bright living room with gas fireplace into a functional kitchen and dining area that opens to the backyard. No neighbours behind you—just green space and sunshine. The finished basement gives you even more space to work with: a big recreation room, bar area, and full bathroom. You've also got an attached double garage, main-floor laundry, central vacuum, and a security system (Vivint by Telus). The home's tucked into a quiet street but just minutes from schools, the Crowfoot LRT, shopping, and of course, lake access—a huge perk of living in Calgary's only NW lake community. Solid house. Great location. Even better value. For more information, pictures and floor plans, click the links below.



Built in 1998

## Essential Information

MLS® #

A2219719

Price	\$649,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,424
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	79 Arbour Crest Rise Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4L3

### Amenities

Amenities	Beach Access, Recreation Facilities
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Wet Bar
Appliances	Dishwasher, Dryer, Electric Oven, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Close to Clubhouse, Landscaped, Lawn, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	29
Zoning	R-CG
HOA Fees	289
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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