\$899,900 - 95 Arbour Lake Heights Nw, Calgary

MLS® #A2246829

\$899,900

5 Bedroom, 4.00 Bathroom, 2,067 sqft Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

Live Smart in Arbour Lake â€" New Home with Legal Basement Suite and Lake Access! Welcome to this beautiful 2022-built home in Calgary's Arbour Lake community. With a total living area 2,675 sq.ft., 5 bedrooms, and 3.5 baths, this home offers modern living and great investment potential. The main floor features an open concept, modern kitchen with walk-through pantry, spacious living and dining areas, and a guest bath. Upstairs includes a bonus room, primary bedroom with a 5-piece ensuite, two bedrooms with walk-in closets, a full bath, and laundry. The legal basement suite has 9-ft ceilings, a full kitchen, two bedrooms, bath, private laundry, and a separate entranceâ€"perfect for rental income or multi-generational living. A new deck and fresh sod were added in 2024.

Financially, with a \$900,000 price and 20% down, 5 yr fix 4.25% for 25 yr amortization, mortgage payments are about \$3,894/month. Adding taxes, utilities, and insurance brings monthly costs to around \$5,123. Renting the basement for \$1,600/month reduces your effective housing cost to \$3,523â€"less than many cheaper homes. Once the mortgage is paid off, rental income covers all expenses, letting you live free!

Located near lake, schools, transit, shopping, and parks, this home offers a smart lifestyle and investment opportunity for your family.





Essential Information

MLS® # A2246829 Price \$899,900

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,067
Acres 0.10
Year Built 2022

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 95 Arbour Lake Heights Nw

Subdivision Arbour Lake

City Calgary
County Calgary
Province Alberta
Postal Code T3G 5J4

Amenities

Amenities Beach Access

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Pantry, Separate Entrance

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

Range Hood, Refrigerator, See Remarks, Washer, Washer/Dryer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Exterior Entry, Finished, Full

Exterior

Exterior Features Balcony

Lot Description Low Maintenance Landscape

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood

Foundation Poured Concrete

Additional Information

Date Listed August 13th, 2025

Days on Market 64

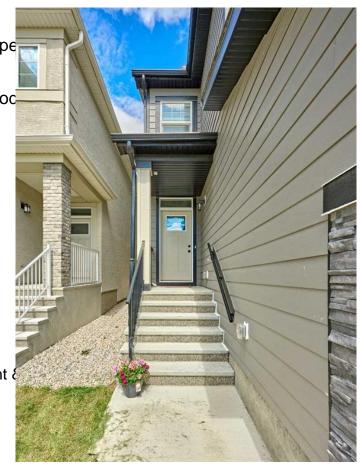
Zoning R-G

HOA Fees 120

HOA Fees Freq. ANN

Listing Details

Listing Office Classic Property Management 8



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.