

\$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 – 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 entrance—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 \$3,523—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.

Built in 2022



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	95
Zoning	R-G
HOA Fees	120
HOA Fees Freq.	ANN

Listing Details

Listing Office	Classic Property Management &
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