

**137 Arbour Ridge Heights NW  
Calgary, Alberta**

**MLS # A2284155**



**\$698,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,360 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Shed, Radon Mitigation System		

Move-in ready bi-level on a quiet SW CONER LOT in sought-after Arbour Lake, offering OVER 2,400 sq ft of total usable living space, partial mountain views, and sun-filled interiors all day long. Enjoy year-round lake privileges through the Arbour Lake Residents Association, with a private residents-only lake lifestyle including swimming, boating, fishing, and winter skating, plus community programs and events. The bright main level showcases vaulted ceilings, a NEW modern living-room light fixture, and three generous bedrooms. Bathrooms are in excellent condition, featuring a relaxing jacuzzi tub and a separate shower. The heart of the home is the spacious white eat-in kitchen, complete with abundant cabinetry, TWO pantries, and plenty of room for family meals. Downstairs, the fully finished lower level offers outstanding flexibility with TWO additional bedrooms, a large family/living room that can easily convert to a third lower-level bedroom, PLUS an office/den and laundry. Located on a street with local traffic only&mdash;steps to the ravine, pathways, and outdoor green space. Updates include NEW upper-level carpet (2026) and fresh paint (2026)on both levels. Radon mitigation system installed proactively for added peace of mind. See the staging photos for a comfortable, family-friendly layout and easy flow. Easy to show&mdash;book your private viewing today.