

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

MLS # A2284155



\$698,000

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

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

Inclusions: 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—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—book your private viewing today.