

\$1,300,000 - 180 Arbour Glen Close Nw, Calgary

MLS® #A2267240

\$1,300,000

3 Bedroom, 3.00 Bathroom, 1,850 sqft

Residential on 0.14 Acres

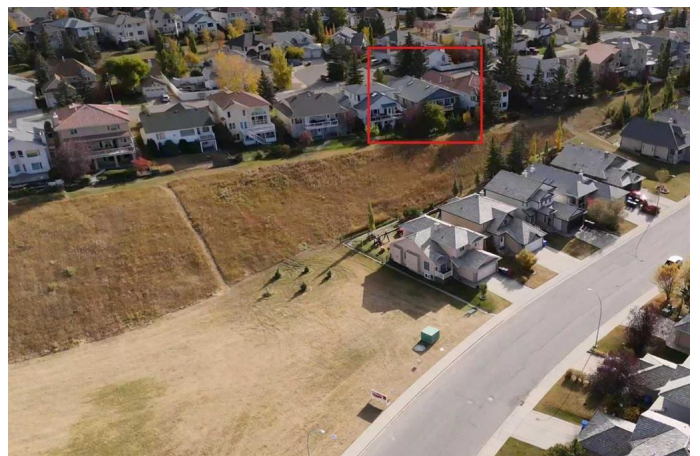
Arbour Lake, Calgary, Alberta

Stunning Renovated Walkout Bungalow
Backing on Green Space with panoramic
Mountain Views in Arbour Lake!

Beautifully renovated and meticulously maintained, this fully developed walkout bungalow offers over 3,600 sq ft of luxury living in Calgary's only NW lake community - Arbour Lake. Perfectly positioned on a quiet close with unobstructed mountain views and direct access to green space, this home combines a peaceful setting with incredible lifestyle amenities including year-round lake access for swimming, fishing, paddleboarding, and skating.

The bright and open main level features vaulted ceilings, two skylights, and engineered walnut flooring throughout. A complete renovation re-imagined the main floor into a spacious and connected living, dining, and kitchen layout that highlights the views and natural light. The gourmet kitchen is an entertainer's dream with a large granite island, gas stove, premium cabinetry, and stainless steel appliances. The living room showcases a cozy gas fireplace, while the dining area offers ample room for hosting family and friends.

The large primary suite feels like a private retreat with mountain views, a walk-in closet, and a luxurious 5-piece ensuite finished with Carrara marble tile, a deep jetted soaker tub, dual sinks, and a steam shower. A bright main floor office provides the perfect work-from-home space.



The walkout basement is designed for comfort with in-floor heating and cork flooring. A second gas fireplace creates a warm atmosphere in the spacious recreation and family areas. Two generously sized bedrooms, a full bathroom, and a flexible room ideal for a gym, crafts, or storage complete the lower level. Walk out to a covered patio and enjoy the private backyard with direct access to the tranquil green space or jump into the hot tub and enjoy the view.

Car enthusiasts and adventure seekers will appreciate the oversized heated triple garage with a 9-ft door – large enough for storing a boat, RV, or multiple vehicles. A new high-efficiency furnace ensures comfort and efficiency year-round and endless supply of hot water with the tankless hotwater system. This home is immaculate, move-in ready, and shows pride of ownership throughout.

Enjoy all that Arbour Lake has to offer: nearby schools, Crowfoot LRT, Crowfoot Crossing shopping and dining, YMCA, and scenic pathways with remarkable views. This is a rare opportunity to own a premium executive bungalow in one of Calgary’s most sought-after communities.

Built in 1992

Essential Information

MLS® #	A2267240
Price	\$1,300,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,850
Acres	0.14
Year Built	1992
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	180 Arbour Glen Close Nw
Community	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3Y8

Amenities

Amenities	None
Parking Spaces	6
Parking	Heated Garage, Insulated, Oversized, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Tankless Hot Water
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Tankless Water Heater
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, See Remarks, Underground Sprinklers, Views
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	279
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.