# \$624,900 - 207 Arbour Meadows Close, Calgary

MLS® #E4449442

#### \$624,900

4 Bedroom, 2.50 Bathroom, 1,523 sqft Single Family on 0.00 Acres

Arbour Lake, Calgary, AB

Beautiful open concept home in pristine condition in super desirable Arbour Lake with Mountain views and access to Arbour lake amenities -fishing, swimming, boating! There are so many features that make this property your new dream home; Freshly painted, main floor south facing office/bedroom, Newer LVP flooring, LED lighting, decora smart dimmers, 2019 new impact resistant shingles, oversized 24' wide garage blt 2008, paver walkways and flower beds, large inviting rear deck. This home is in incredible condition with minimal wear and tear as it has been occupied by 1 individual for the last 20 years - cabinets, surfaces, fixtures all show like new!! This home is ready for your family with a private fenced back yard just waiting for your first summer BBQ!! All the features of a modern home with upstairs laundry, 2nd floor bedrooms (2&3) features 'Jack and Jill' style 4 piece bathroom that maximizes bedroom sizes!! Large kitchen features newer stainless steel fridge and island with sink and dishwasher!!

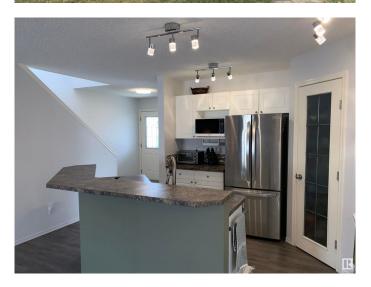
Built in 2002

### **Essential Information**

MLS® # E4449442 Price \$624,900







Bedrooms 4

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,523

Acres 0.00

Year Built 2002

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 207 Arbour Meadows Close

Area Calgary

Subdivision Arbour Lake

City Calgary
County ALBERTA

Province AB

Postal Code T3G 5J3

### **Amenities**

Amenities See Remarks

Parking Double Garage Detached

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum

Systems, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 24th, 2025

Days on Market 9

Zoning Zone A

HOA Fees 291.6

HOA Fees Freq. Annually

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Listing information last updated on August 2nd, 2025 at 8:17pm MDT