



GRASSROOTS
REALTY GROUP

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111 Arbour Stone Crescent NW
Calgary, Alberta

MLS # A2331324



\$730,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,224 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Driveway, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn, No Back La		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Vinyl Windows		
Inclusions:	none		

ARBOUR LAKE, 1 MIN DRIVE TO LAKE! BI-LEVEL WITH A LEGAL BASEMENT SUITE ON A QUIET CRESCENT. A rare turnkey opportunity generating over \$40,000 income (gross) annually. Same tenant 15 years. Newer suite down. brand new roof (July 2026) Newer furnace and hot water tank, upstairs tiger eye hardwood in living/dining room & hallway. washer/dryers both up and down. 3 bedrooms - 2.5 bath up and 2 bedroom 1 bathroom down. Separate entry down. Whether you are an investor seeking strong positive cash flow or a homeowner looking to offset your mortgage then this is the property for you. Comes with full lake privileges! 2 minutes onto the new STONY TRAIL, also a bus stop on the corner, LRT 4 minutes away, and a short walk to Crowfoot Retail and Shopping area. Excellent schools, parks and many parks and pathways. The lake is year round, swimming rowing and fishing in summer, skating in winter. The main level offers a bright, open floor plan with an oversized kitchen complete with pantry. This floor includes 3 generous bedrooms, a 4 pce. bathroom, and master with ensuite. The LEGAL basement suite is accessible via a separate entrance and is comfortable and private. It has 2 storage areas, one of which is 10 x 6 ft. This gem offers it all! Schedule your private showing today!