

# \$419,034 - 91 Arbour Lake Court Nw, Calgary

MLS® #A2203621

**\$419,034**

2 Bedroom, 3.00 Bathroom, 568 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Embark on the next chapter of your homeownership journey with the Metro AGILE 18, offering over 1000 square feet of living space over two floors. Whether you're downsizing or rightsizing, this townhome strikes the perfect balance between space and value, ensuring you don't have to compromise on comfort or luxury. Step into a world of elegance. It's more than just a home; it's a gateway to a lifestyle where every detail is crafted to enhance your living experience. From the spacious living room to the oversized island kitchen and laundry room, every feature is designed to elevate your daily routine. Indulge in the luxury of the thoughtful amenities, including DUAL MASTER BEDROOMS with large walk in closets. Located in one of Calgary's Best neighbourhoods Arbour Lake has it all! A pristine lake brimming with rainbow trout, neighbourhood parks, spectacular mountain views, a regional bike and walkway path carved through rolling hills. Swimming, boating, fishing, ice skating, community events and much more. Your activities are only limited by your imagination. As Northwest Calgary's only lake community, Arbour Lake offers a quality of living that is truly unparalleled. Photos are of a showhome in Edmonton and are used as representation



Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2203621      |
| Price          | \$419,034     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 568           |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 91 Arbour Lake Court Nw |
| Subdivision | Arbour Lake             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3G 5B3                 |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Park, Trash, Visitor Parking, Beach Access, Boating, Clubhouse, Picnic Area, Playground, Racquet Courts |
| Parking Spaces | 1  |
| Parking        | Stall, Titled  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s), Stone Counters, Master Downstairs |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator   |
| Heating           | Forced Air   |
| Cooling           | Rough-In   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
|-------------------|------------------|

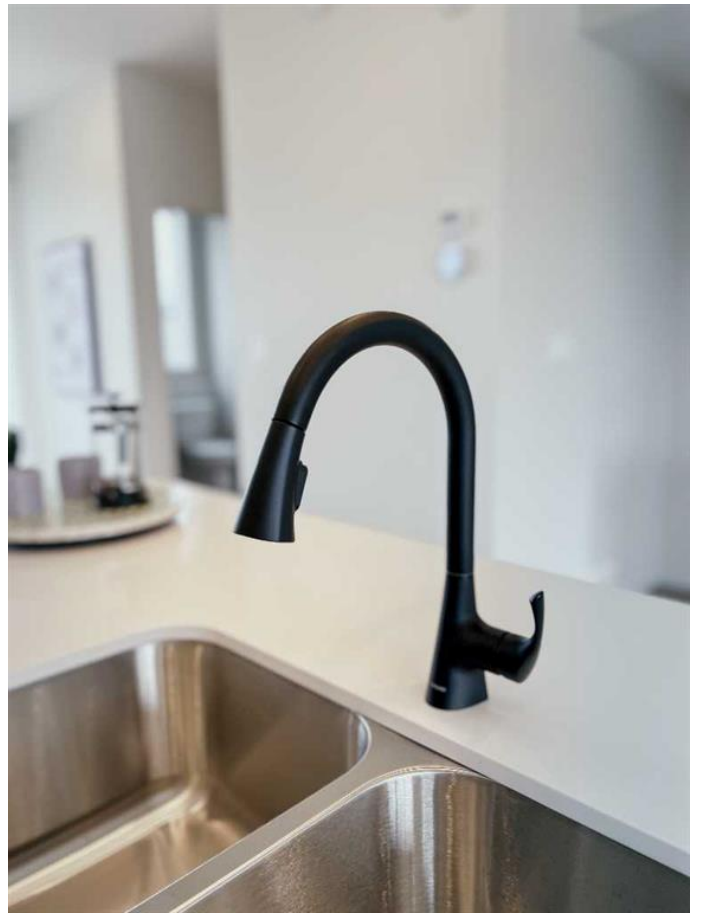
|                 |                   |
|-----------------|-------------------|
| Lot Description | See Remarks       |
| Roof            | Asphalt Shingle   |
| Construction    | Mixed, Wood Frame |
| Foundation      | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 17               |
| Zoning         | TBD              |
| HOA Fees       | 220              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|



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