# \$411,284 - 91 Arbour Lake Court Nw, Calgary

MLS® #A2203621

## \$411,284

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 1005 square feet of developed 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 PRIMARY SUITES with large walk in closets. Located in one of Calgary's Best neighbourhoods Arbour Lake has is 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 \$411,284

Bedrooms2Bathrooms3.00Full Baths2Half Baths1

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 Beach Access, Bicycle Storage, Boating, Clubhouse, Picnic Area,

Playground, Park, Racquet Courts, Trash, Visitor Parking

Parking Spaces 1

Parking Stall, Titled

#### Interior

Interior Features See Remarks, Closet Organizers, Stone Counters, Kitchen Island,

Master Downstairs, Open Floorplan, Walk-In Closet(s)

Appliances Refrigerator, Dishwasher, Electric Stove, Microwave Hood Fan

Heating Forced Air Cooling Rough-In

Has Basement Yes

Basement Full, Finished

#### **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 230

Zoning TBD

HOA Fees 220

HOA Fees Freq. ANN

## **Listing Details**

Listing Office KIC Realty

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