

# \$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
-------------------	------------------

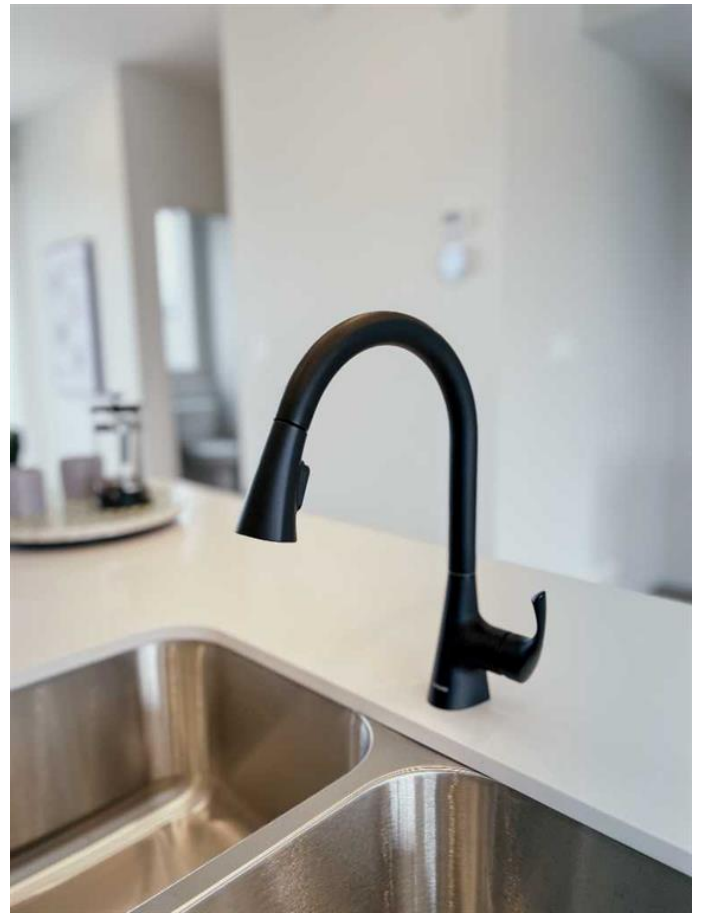
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Mixed, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

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

### **Listing Details**

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



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.