

# \$540,831 - 123 Arbour Lake Court Nw, Calgary

MLS® #A2189070

**\$540,831**

2 Bedroom, 3.00 Bathroom, 1,155 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Welcome to your dream home! This beautiful two-bedroom condo, backing onto serene green space, offers a perfect blend of comfort and style. With every detail thoughtfully curated. Enter the home to find a quaint flex space and foyer. Up a short flight of stairs to the main floor which features a living room, dining area, and kitchen area complemented by a half bath. Oversized windows on every level provide abundant natural light and stunning views. The upper floor includes convenient laundry and offers an additional flex space, which can be converted into a full washroom if you choose. The single-car attached garage boasts an oversized overhead door. The home includes rough-in gas line for a BBQ, roughed-in air conditioning, and luxury finishes like vinyl plank flooring, quartz countertops, and your choice of Linen or Slate color palettes. With three floors of above-ground living space, this condo is a must-see! Contact us today to make it yours! (PLEASE note\* photos are of similar models but there are not an exact replication of the home)

Built in 2026

## Essential Information

MLS® # A2189070

Price \$540,831

Bedrooms 2



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,155
Acres	0.00
Year Built	2026
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	123 Arbour Lake Court Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 2L4

### Amenities

Amenities	Trash, Visitor Parking, Snow Removal
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	Rough-In
Basement	None

### Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Greenbelt
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	January 20th, 2025
Days on Market	103
Zoning	TBD
HOA Fees	220
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	KIC Realty
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