

# \$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)

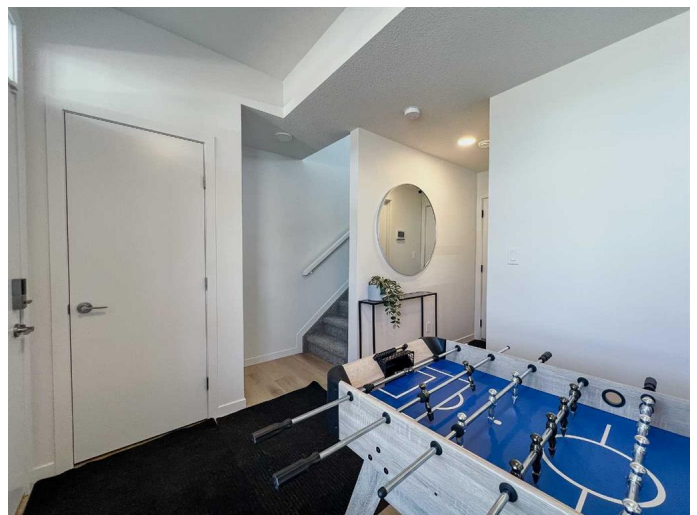
Built in 2026

## 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 | 89                 |
| Zoning         | TBD                |
| HOA Fees       | 220                |
| HOA Fees Freq. | ANN                |

### **Listing Details**

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

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