

# \$434,118 - 74 Arbour Lake Court Nw, Calgary

MLS® #A2226153

**\$434,118**

2 Bedroom, 2.00 Bathroom, 1,006 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Step into this beautifully designed, newly built 3-level townhome by Cantiro® offering the perfect blend of comfort, style, and nature. Located in the sought-after lake community of Arbour Lake, this 2-bedroom, 1.5-bath home backs directly onto peaceful green space and showcases expansive triple-paned windows that flood each level with natural light. The entry level features a welcoming mudroom, a convenient two-piece bathroom, and access to the single attached garage with an oversized overhead door. On the main floor, enjoy a bright and open layout with spacious living and dining areas and a contemporary kitchen—ideal for everyday living and entertaining. Upstairs, you™ll find two generously sized bedrooms, a full four-piece bathroom, and upper-floor laundry for added convenience. With luxury vinyl plank flooring, quartz countertops, professionally curated interior finishes, and rough-ins for both air conditioning and a BBQ gas line, this home is move-in ready and waiting for your personal touch. Enjoy low-maintenance living with exclusive access to year-round lake amenities—all in a peaceful setting that backs onto green space. ( PLEASE note\* photos are of similar models but there are not an exact replication of the home)

Built in 2025

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2226153      |
| Price          | \$434,118     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,006         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 74 Arbour Lake Court Nw |
| Subdivision | Arbour Lake             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3G 0H6                 |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Bicycle Storage, Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                              |
| Parking        | Single Garage Attached                                         |
| # of Garages   | 1                                                              |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator                  |
| Heating           | Forced Air, Natural Gas                                                       |
| Cooling           | None                                                                          |
| Basement          | None                                                                          |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | BBQ gas line, Private Entrance |
| Lot Description   | Backs on to Park/Green Space   |

|              |                                       |
|--------------|---------------------------------------|
| Roof         | Asphalt Shingle                       |
| Construction | Cement Fiber Board, Mixed, Wood Frame |
| Foundation   | Poured Concrete                       |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 17             |
| 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.