

# \$608,999 - 147 Arbour Lake Court Nw, Calgary

MLS® #A2261665

**\$608,999**

3 Bedroom, 3.00 Bathroom, 1,260 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Step into a new chapter of life with the Metro Tailored Tiered 18, a canvas for your dreams and aspirations. Whether you're embarking on a career, venturing into homeownership, or seeking to right-size, this townhome offers affordability and flexibility, opening doors to endless possibilities. Experience the true essence of homeownership with three floors of living space, oversized windows, beautiful finishes and an awesome location this townhome sets the stage for your next chapter. Indulge in the thoughtful features, from the spacious patio and expansive kitchen island to the versatile corner flex area and convenient upper floor laundry facilities. With three bedrooms, ample storage space, and a double car garage, this townhome is designed to meet the needs of modern living while allowing you to create your masterpiece. 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 representative of the property being built.

Built in 2025



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2261665      |
| Price          | \$608,999     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,260         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 147 Arbour Lake Court Nw |
| Subdivision | Arbour Lake              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3G 2L4                  |

## Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Beach Access, Bicycle Storage, Trash, Visitor Parking |
| Parking Spaces | 2                                                     |
| Parking        | Double Garage Attached                                |
| # of Garages   | 2                                                     |

## Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator                                               |
| Heating           | Forced Air                                                                                                 |
| Cooling           | Rough-In                                                                                                   |
| Basement          | None                                                                                                       |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
|-------------------|------------------|

|                 |                                           |
|-----------------|-------------------------------------------|
| Lot Description | Backs on to Park/Green Space, See Remarks |
| Roof            | Asphalt Shingle                           |
| Construction    | Cement Fiber Board, Wood Frame            |
| Foundation      | Poured Concrete                           |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 16                |
| Zoning         | TBD               |
| HOA Fees       | 230               |
| HOA Fees Freq. | ANN               |

### **Listing Details**

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

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