

# \$480,359 - 858 Arbour Lake Road Nw, Calgary

MLS® #A2226139

**\$480,359**

3 Bedroom, 3.00 Bathroom, 1,202 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Summer Breeze Event - AC included for a limited time. Step into a new chapter of life with the Metro Sky 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 two 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 to the expansive kitchen island and convenient upper floor laundry facilities. With three bedrooms, ample storage space, and a titled parking stall, 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® #	A2226139
Price	\$480,359
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,202
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	858 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0H6

## Amenities

Amenities	Beach Access, Bicycle Storage, Boating, Clubhouse, Picnic Area, Playground, Racquet Courts, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Off Street, Stall, Titled

## Interior

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

## Exterior

Exterior Features	BBQ gas line
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Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	39
Zoning	TBD
HOA Fees	220
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	KIC Realty
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