

# \$423,045 - 1418, 63 Arbour Lake Court Nw, Calgary

MLS® #A2234643

**\$423,045**

2 Bedroom, 2.00 Bathroom, 645 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

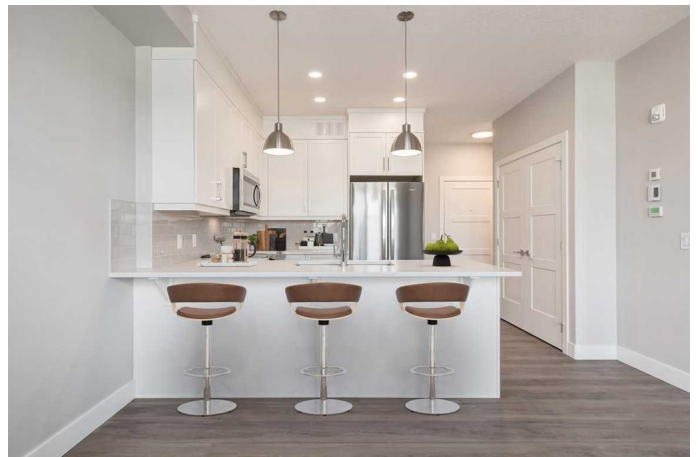
Welcome to Ashford, a boutique condo residence perfectly situated in the established and sought-after community of Arbour Lake.

This beautifully designed development offers a rare opportunity to live in Calgary's only lake-access NW community, surrounded by mountain views, scenic walking trails, and a vibrant, amenity-rich atmosphere. Just a five-minute drive from grocery stores, retail shopping, boutique fitness studios, and a wide range of dining and entertainment options, Ashford blends everyday convenience with elevated living.

This intelligently designed MIDTOWN floor plan features 703 sq. ft. (Architectural Measurement) and 645 sq. ft. (RMS Measurement) of well-planned interior space. The unit includes 2 bedrooms (both with windows and closets), 2 full bathrooms, and 1 titled underground parking stall.

Inside, you'll find a refined interior finish package with quartz counter-tops, custom cabinetry, designer tile back-splash, stainless steel appliances, and in-suite laundry. Optional upgrades include a fireplace and air conditioning.

Developed by Cove Properties, one of Calgary's premier multifamily developers known for their commitment to quality construction, Ashford exemplifies excellence in



every detail. This building is about to commence construction (pre-sale), occupancy is slated btw the 4th quarter of 2026 to 1st quarter of 2027. The photos are not of the actual unit, but of previous show suites and represent the finishing standards and quality of the Ashford building. Buyers still have the opportunity to select finishes and personalize their home at this stage. RMS measurements are based on architectural drawings, with final legal plan and property taxes yet to be confirmed. Do not miss this opportunity to secure your place in one of Calgaryâ€™s most established northwest communities. Contact your agent today to book a viewing at our sales centre, located in the completed Westberry building directly across from the future Ashford site. During your visit, our team will walk you through available units, their locations, standard and upgrade selections, and answer any questions you may have.

Built in 2027

**Essential Information**

MLS® #	A2234643
Price	\$423,045
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	645
Acres	0.00
Year Built	2027
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1418, 63 Arbour Lake Court Nw
Subdivision	Arbour Lake

City	Calgary
County	Calgary
Province	Alberta
Postal Code	X0X 0X0

### Amenities

Amenities	None
Parking Spaces	1
Parking	Parkade, See Remarks, Stall, Underground

### Interior

Interior Features	Kitchen Island, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	In Floor, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Roof	Membrane
Construction	Cement Fiber Board, Mixed, Stone, Wood Frame

### Additional Information

Date Listed	July 9th, 2025
Days on Market	20
Zoning	M2
HOA Fees	231
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.