

# \$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, Snow Removal, Trash, Visitor Parking, Racquet Courts |
| 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 |
|-------------------|--------------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | See Remarks     |
| Roof            | Asphalt Shingle |
| Construction    | Mixed           |
| Foundation      | Poured Concrete |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 16             |
| Zoning         | TBD            |
| HOA Fees       | 220            |
| HOA Fees Freq. | ANN            |

### **Listing Details**

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

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