

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

MLS® #A2226153

\$434,118

2 Bedroom, 2.00 Bathroom, 1,006 sqft

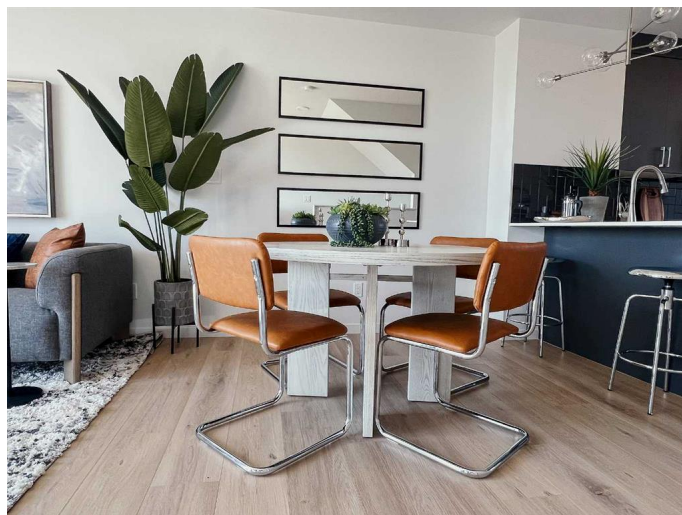
Residential on 0.00 Acres

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 | 36 |
| Zoning | TBD |
| HOA Fees | 220 |
| HOA Fees Freq. | ANN |

Listing Details

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

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