

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

MLS® #A2226153

**\$434,118**

2 Bedroom, 2.00 Bathroom, 1,006 sqft

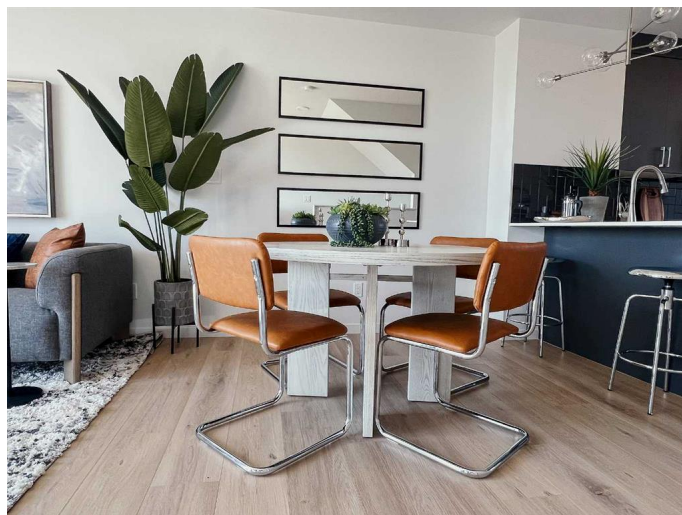
Residential on 0.00 Acres

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	45
Zoning	TBD
HOA Fees	220
HOA Fees Freq.	ANN

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.