



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**104 ARBOUR LAKE View, Calgary T3G 5B3**

MLS®#: **A2143452**      Area: **Arbour Lake**      Listing Date: **06/21/24**      List Price: **\$624,750**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2025**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,514**  
 Low Sqft:  
 Ttl Sqft: **1,514**

DOM

**152**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **See Remarks**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance**

Construction: **Mixed**  
 Flooring: **Carpet, Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)**  
 Int Feat: **Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`1" x 13`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`1" x 9`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`7" x 11`9"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Den</b>	<b>Lower</b>	<b>8`6" x 6`7"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`11" x 11`6"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`8" x 8`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`8" x 8`5"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee: **\$229**      Title: **Fee Simple**      Zoning: **TBD**

Fee Freq:  
**Monthly**

Legal Desc: **2110513**

Remarks

Pub Rmks: **Step into a new chapter of life with the Metro Tailored 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 three 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 and expansive kitchen island to the versatile corner flex area and convenient upper floor laundry facilities. With three bedrooms, ample storage space, and a double car garage, 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 is 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.**

Inclusions:  
Property Listed By: **NA  
KIC Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







