



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**109 ARBOUR LAKE Court, Calgary T3G 5B3**

MLS®#: **A2181095**      Area: **Arbour Lake**      Listing Date: **11/27/24**      List Price: **\$514,338**  
 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:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **1,003**  
                     Low Sqft:  
                     Ttl Sqft: **1,003**

DOM

**24**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **3 Storey**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Backs on to Park/Green Space**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Combination, Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line, Private Entrance**  
 Construction: **Cement Fiber Board, Mixed, Wood Frame**  
 Flooring: **Carpet, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator**  
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Third	11`0" x 9`7"	Laundry	Third	0`0" x 0`0"
Bedroom	Third	11`0" x 9`7"	3pc Ensuite bath	Third	0`0" x 0`0"
3pc Ensuite bath	Third	0`0" x 0`0"	Dining Room	Second	12`11" x 10`0"
Kitchen	Second	13`7" x 11`6"	Living Room	Second	13`7" x 11`6"
Flex Space	Main	7`6" x 8`7"			

Legal/Tax/Financial

Condo Fee: **\$175**      Title: **Fee Simple**      Zoning: **TBD**

Fee Freq:  
**Monthly**

Legal Desc: **2110513**

Remarks

Pub Rmks: **Welcome to your dream home! This beautiful two-bedroom condo, backing onto serene green space, offers a perfect blend of comfort and style. With every detail thoughtfully curated. Enter the home to find a quaint flex space and foyer. Up a short flight of stairs to the main floor which features a living room, dining area, and kitchen area complemented by a half bath. Oversized windows on every level provide abundant natural light and stunning views. The upper floor includes convenient laundry and offers an additional flex space, which can be converted into a full washroom if you choose. The single-car attached garage boasts an oversized overhead door. The home includes rough-in gas line for a BBQ, roughed-in air conditioning, and luxury finishes like vinyl plank flooring, quartz countertops, and your choice of Linen or Slate color palettes. With three floors of above-ground living space, this condo is a must-see! Contact us today to make it yours! ( PLEASE note\* photos are of similar models but there are not an exact replication of the home)**

Inclusions: n/a  
Property Listed By: **KIC Realty**

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













