



THE
A-TEAM

**RE/MAX
FIRST**

203 ARBOUR SUMMIT Close, Calgary T3G3W1

MLS® #: **A2185678** Area: **Arbour Lake** Listing Date: **01/06/25** List Price: **\$630,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1992**
Lot Information
 Lot Sz Ar: **4,617 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,354**
 Low Sqft:
 Ttl Sqft: **1,354**

DOM

26
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **4 Level Split**

Parking

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

Access:
 Lot Feat: **Back Yard,Few Trees**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Private Yard,Storage**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **Built-in Features**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Third	10`10" x 10`10"	4pc Ensuite bath	Third	10`10" x 10`10"
Bedroom	Second	10`10" x 10`10"	Bedroom	Second	10`10" x 10`10"
3pc Bathroom	Second	10`10" x 10`10"	Bedroom	Basement	10`10" x 10`10"
3pc Bathroom	Basement	10`10" x 101`10"			

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-CG**
 Legal Desc: **9112467**

Remarks

Pub Rmks: **Nestled in the peaceful and mature Arbour Lake neighborhood, this charming 4-level split home is waiting for you. With its attached double car garage, 4 bedrooms, and 3 full bathrooms, this former showhome boasts hardwood floors, unique built-in features, and a spacious primary suite with a 4-piece ensuite for ultimate privacy. Enjoy the walkout basement, high ceilings, and a private balcony overlooking a beautifully landscaped yard. Plus, you're just steps away from green spaces and within easy reach of schools, amenities, shopping centers, and major routes. This is the perfect blend of comfort and convenience!"**

Inclusions: **NA**
Property Listed By: **Real Broker**

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



