



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**121 ARBOUR LAKE Court, Calgary T3G 2L4**

MLS®#: **A2188332**

Area: **Arbour Lake**

Listing Date: **01/16/25**

List Price: **\$632,777**

Status: **Active**

County: **Calgary**

Change: **-\$2k, 01-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2025**

Finished Floor Area

Abv Sqft: **1,514**

Low Sqft:

Ttl Sqft: **1,514**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**97**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **3 (or more) Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,See Remarks**

Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Cement Fiber Board,Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

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

Room Information

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

Legal/Tax/Financial

Condo Fee:  
**\$229**

Title:  
**Fee Simple**

Zoning:  
**TBD**

Fee Freq:  
**Monthly**

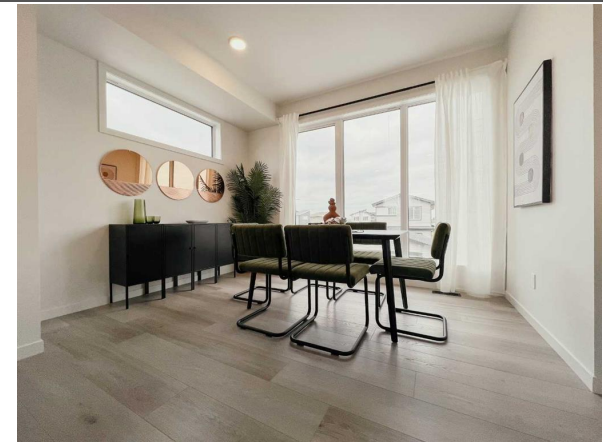
Legal Desc: **2110513**

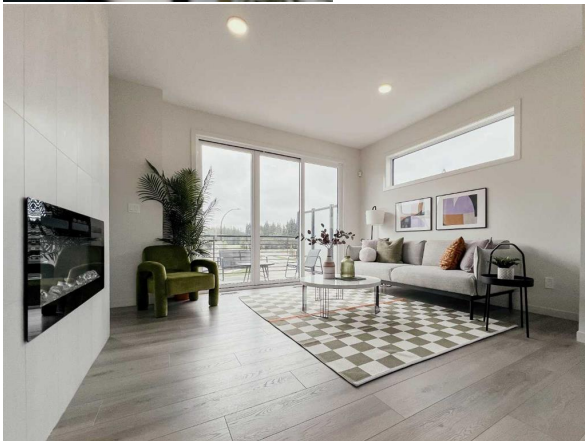
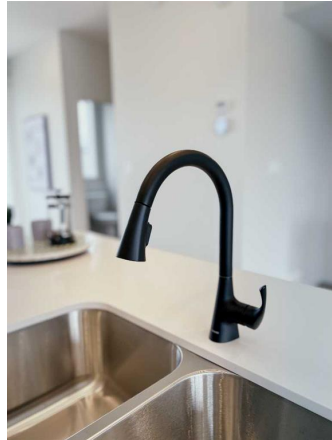
Remarks

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 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.**

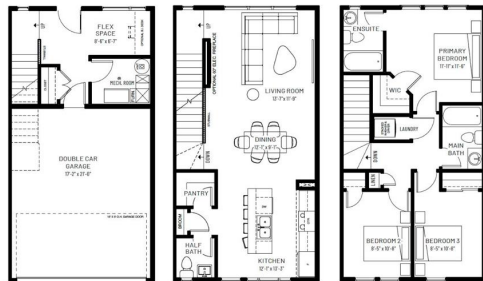
Inclusions: **NA**  
Property Listed By: **KIC Realty**

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









GROUND FLOOR

MAIN FLOOR

UPPER FLOOR



Available in Buildings Land 2

