



THE A-TEAM

RE/MAX FIRST

123 ARBOUR LAKE Court, Calgary T3G 2L4

MLS@#: A2189070 Area: Arbour Lake Listing Date: 01/20/25 List Price: \$540,831
Status: Active County: Calgary Change: +\$7k, 01-Apr Association: Fort McMurray



General Information

Prop Type: Residential Row/Townhouse
City/Town: Calgary
Year Built: 2026
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: 1,155
Low Sqft:
Ttl Sqft: 1,155

DOM 78
Layout
Beds: 2 (2)
Baths: 2.5 (2 1)
Style: 3 (or more) Storey
Parking
Ttl Park: 1
Garage Sz: 1

Access:
Lot Feat: Backs on to Park/Green Space,Greenbelt,No Neighbours Behind
Park Feat: Single Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: BBQ gas line,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: Open Floorplan,Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Flex Space, Kitchen, Living Room, 4pc Ensuite bath, 2pc Bathroom, Dining Room, Bedroom, and another Bedroom.

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

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







