

# \$439,109 - 54 Arbour Lake Court Nw, Calgary

MLS® #A2261653

**\$439,109**

2 Bedroom, 2.00 Bathroom, 814 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Step into this beautifully designed, newly built 3-level townhome by Cantiro offering the perfect blend of comfort, style, and nature. Located in the sought-after lake community of Arbour Lake, this 2-bedroom, 1.5-bath home backs directly onto peaceful green space and showcases expansive triple-paned windows that flood each level with natural light. The entry level features a welcoming mudroom, a convenient two-piece bathroom, and access to the single attached garage with an oversized overhead door. On the main floor, enjoy a bright and open layout with spacious living and dining areas and a contemporary kitchen ideal for everyday living and entertaining. Upstairs, you'll find two bedrooms, a full four-piece bathroom, and upper-floor laundry for added convenience. With luxury vinyl plank flooring, quartz countertops, professionally curated interior finishes, and rough-ins for both air conditioning and a BBQ gas line, this home is move-in ready and waiting for your personal touch. Enjoy low-maintenance living with exclusive access to year-round lake amenities all in a peaceful setting that backs onto green space. (PLEASE note\* photos are of similar models but there are not an exact replication of the home).

Built in 2026

## Essential Information



MLS® #	A2261653
Price	\$439,109
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	814
Acres	0.00
Year Built	2026
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	54 Arbour Lake Court Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0H6

### **Amenities**

Amenities	Bicycle Storage, Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Backs on to Park/Green Space

Roof	Asphalt Shingle
Construction	Cement Fiber Board, Mixed, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 2nd, 2025
Days on Market	15
Zoning	TBD
HOA Fees	230
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	KIC Realty
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