

# \$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 | 18                |
| Zoning         | TBD               |
| HOA Fees       | 230               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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