

**91 Arbour Lake Court NW**  
**Calgary, Alberta**

**MLS # A2203621**



**\$411,283**

|                  |                       |               |                  |
|------------------|-----------------------|---------------|------------------|
| <b>Division:</b> | Arbour Lake           |               |                  |
| <b>Type:</b>     | Residential/Five Plus |               |                  |
| <b>Style:</b>    | 2 Storey              |               |                  |
| <b>Size:</b>     | 568 sq.ft.            | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 2                     | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Stall, Titled         |               |                  |
| <b>Lot Size:</b> | -                     |               |                  |
| <b>Lot Feat:</b> | See Remarks           |               |                  |

|                    |                                                                                                                       |                   |        |
|--------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                                                                            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                       | <b>Condo Fee:</b> | \$ 153 |
| <b>Basement:</b>   | Finished, Full                                                                                                        | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Mixed, Wood Frame                                                                                                     | <b>Zoning:</b>    | TBD    |
| <b>Foundation:</b> | Poured Concrete                                                                                                       | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, Open Floorplan, Primary Downstairs, See Remarks, Stone Counters, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A                                                                                                                   |                   |        |

Embark on the next chapter of your homeownership journey with the Metro AGILE 18, offering over 1005 square feet of developed living space over two floors. Whether you're downsizing or rightsizing, this townhome strikes the perfect balance between space and value, ensuring you don't have to compromise on comfort or luxury. Step into a world of elegance. It's more than just a home; it's a gateway to a lifestyle where every detail is crafted to enhance your living experience. From the spacious living room to the oversized island kitchen and laundry room, every feature is designed to elevate your daily routine. Indulge in the luxury of the thoughtful amenities, including DUAL PRIMARY SUITES with large walk in closets. 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 of a showhome in Edmonton and are used as representation