



GRASSROOTS
REALTY GROUP

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124 Arbour Lake Court NW
Calgary, Alberta

MLS # A2271072



\$489,000

Division:	Arbour Lake		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,317 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 115
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Mixed, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	None		

Welcome to Arbour Lake West! This sun-splashed 3-bed, 2.5-bath Cantiro townhome pairs modern design with Calgary's only NW lake-access lifestyle. The main level is bright and open with oversized windows and seamless flow for everyday living and entertaining. Upstairs, three well-proportioned bedrooms include a serene primary with ensuite, plus convenient laundry and great storage. A titled parking stall keeps life simple. Step outside to everything: Crowfoot LRT, Crowfoot Crossing shops and restaurants, Melcor YMCA, parks/playgrounds, and the community's private lake for year-round fun—swimming and paddling in summer, skating in winter, and community events on the beach. Quick access to Crowchild & Stoney Trail gets you across the city or out to the Rockies in no time. This is turnkey, low-maintenance living in one of Calgary's most sought-after, family-friendly communities. Key details: 3 beds | 2.5 baths | titled parking | big windows & tons of natural light | lake privileges (HOA/RA fee) | close to LRT, shopping & schools.