



**1101B, 83 Arbour Lake Court NW
Calgary, Alberta**

MLS # A2304052



\$383,459

Division:	Arbour Lake		
Type:	Residential/Four Plex		
Style:	Townhouse-Stacked		
Size:	568 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 142
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Stone Counters, Vinyl Windows		

Inclusions: N/A

IMMEDIATE POSSESSION AVAILABLE! Welcome to the Metro Agile 18 by award-winning Cantiro Homes. Discover the combination of style, comfort, and functionality in this thoughtfully designed living space that caters to the needs of modern urban dwellers, including first-time homebuyers, young professionals, families, and right-sizers. The main floor offers a bright open-concept layout. The living room flows into the well-equipped kitchen, offering ample cabinetry, an island with additional prep space and seating, while the adjacent dining room is perfect for entertaining guests. A handy tech space and powder room complement the main floor. Dual primary suites that both offer spacious walk-in closets and ensuite bathrooms are great for a mortgage helper roommate, a guest bedroom, or a kids' room, while the laundry space is conveniently located, making chores a breeze. Living in Arbour Lake means private lake access with year-round activities. Enjoy easy access to Crowfoot Crossing shopping, the C-Train, and stunning mountain views.