



GRASSROOTS
REALTY GROUP

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1401, 56 Arbour Lake Court NW
Calgary, Alberta

MLS # A2331685



\$425,599

Division:	Arbour Lake		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	820 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 148
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: None

Welcome to 1401-56 Arbour Lake Court NW, Calgary, Alberta, a beautifully designed Cantiro Home in the desirable Arbour Lake West community. The Metro Optima 11-Tiered offers 896 sq. ft. of thoughtfully designed living space (inclusive of the basement) across three above-ground levels, featuring 2 bedrooms and an open floor plan that maximizes space and functionality. Oversized windows on every level fill the home with natural light and showcase beautiful views. Enjoy the convenience of upper-floor laundry, a fully landscaped front yard with a deck, and a single rear-attached garage. Perfectly positioned, the home faces a green space, while the south-facing rear exposure brings in plenty of sunshine throughout the day. Blending modern design, quality craftsmanship, and an exceptional location, this home is a fantastic opportunity to enjoy low-maintenance living in one of Calgary's most sought-after lake communities.