

# \$247,679 - 844 Arbour Lake Road Nw, Calgary

MLS® #A2235052

**\$247,679**

1 Bedroom, 1.00 Bathroom, 593 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Grand Opening of our new Show Homes on Saturday, September 13th from 11 AM to 3 PM! Discover the Metro Studio 18—an exceptional townhome with incredible rental potential. Whether you're downsizing, rightsizing, or investing, this townhome strikes the perfect balance between space and value, ensuring you don't have to compromise on comfort or luxury. Strategically located near the C-Train station, this property offers unparalleled convenience for tenants, students, and working professionals providing quick access to downtown Calgary, the university, and everything in between.

This meticulously designed townhome combines style and function to attract a variety of renters, from professionals to students. The spacious living room, oversized island kitchen, and laundry room create a comfortable and practical living space, while the luxurious primary suite with a walk-in closet adds a touch of elegance.

Situated in the highly sought-after Arbour Lake community—Northwest Calgary's only lake community—this property offers renters access to year-round recreational amenities. Swimming, boating, fishing, ice skating, and community events make it a vibrant and desirable neighborhood to live in.

Investors: Don't miss this chance to grow your investment portfolio with a property



perfectly positioned to generate high rental income. Contact us today to request a detailed ROI information package and explore the earning potential of this incredible home.

Built in 2025

**Essential Information**

MLS® #	A2235052
Price	\$247,679
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	593
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	844 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0H6

**Amenities**

Amenities	Bicycle Storage, Picnic Area, Playground, Visitor Parking, Beach Access, Boating, Clubhouse, Racquet Courts
Parking Spaces	1
Parking	Stall, Titled, Off Street

**Interior**

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)

Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Private Entrance
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	76
Zoning	TBD
HOA Fees	220
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.