

# \$415,000 - 110, 950 Arbour Lake Road Nw, Calgary

MLS® #A2256279

**\$415,000**

3 Bedroom, 2.00 Bathroom, 1,291 sqft

Residential on 0.00 Acres

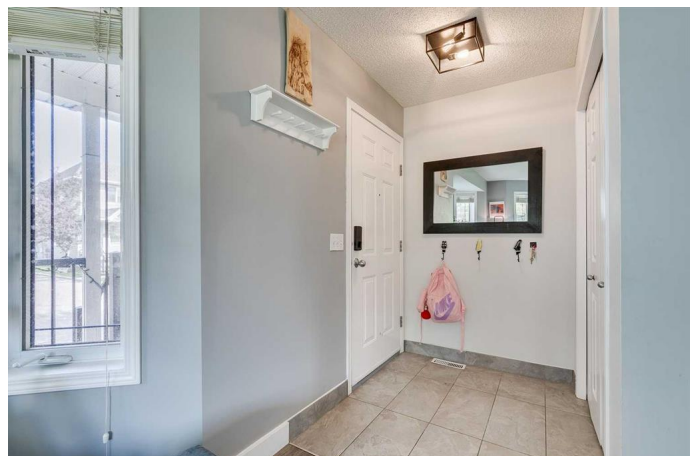
Arbour Lake, Calgary, Alberta

MAJOR PRICE REDUCTION!!!! Welcome to this meticulously kept end-unit townhouse in Arbour Lakeâ€™NW Calgaryâ€™s most sought-after and prestigious lake community. Positioned on the largest lot in the entire complex, this END-UNIT townhome offers a warm and inviting space with 3 bedrooms and 1.5 bathrooms.

Location is everything hereâ€™steps from Arbour Lake Middle School, St. Ambrose Catholic School, Crowfoot Shopping Centre, restaurants, the C-Train, and of course, the private lake. Whether youâ€™re running errands, commuting to work, or enjoying the communityâ€™s countless amenities, convenience is truly at your doorstep.

The main floor features an open-concept layout, where the living room flows into the dining area and kitchen, creating a natural gathering place for family and friends. A main floor laundry makes daily routines easy, while outdoor living shines with a large east-facing front porch perfect for morning coffee and a private west-facing back deck ideal for summer BBQs.

Downstairs, the unfinished basement is a blank canvasâ€™with a bathroom rough-in already completed, the hard work is done. Whether you envision a playroom, home gym, media room, or extra guest space, this level provides the opportunity to make the home



truly your own and increase its value.

Living in Arbour Lake means year-round lifestyle benefits exclusive to residents. Enjoy swimming, paddleboarding, and beach days in summer, or skating, ice fishing, and holiday lights in winter—all within your community.

This townhouse is a wonderful fit for families, first-time buyers, or investors looking for comfort, location, and long-term value. Homes in this prestigious community don't last long—call your favourite REALTOR® today to book your showing!

Built in 2002

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2256279      |
| Price          | \$415,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,291         |
| Acres          | 0.00          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 110, 950 Arbour Lake Road Nw |
| Subdivision | Arbour Lake                  |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3G 5B3                      |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                    |
| Parking        | Stall, Assigned                      |

## Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                 |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                           |
| Has Basement      | Yes                                                                            |
| Basement          | Full, Unfinished                                                               |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Street Lighting |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 35                   |
| Zoning         | M-C1                 |
| HOA Fees       | 263                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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