

# \$302,946 - 822 Arbour Lake Road Nw, Calgary

MLS® #A2203628

**\$302,946**

1 Bedroom, 1.00 Bathroom, 593 sqft

Residential on 0.00 Acres

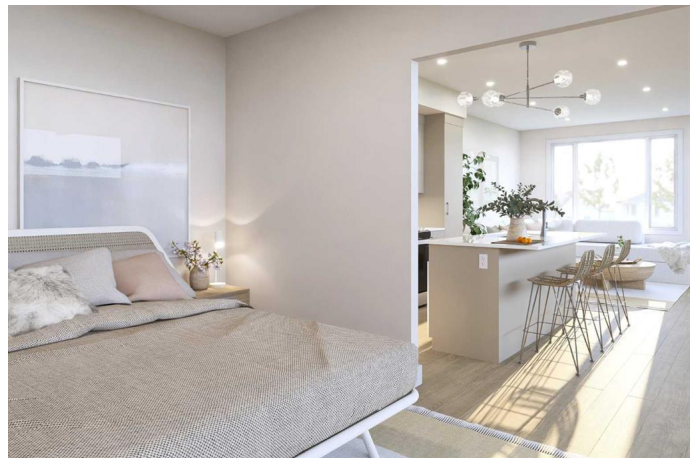
Arbour Lake, Calgary, Alberta

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® #         | A2203628      |
| Price          | \$302,946     |
| 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     | 822 Arbour Lake Road Nw |
| Subdivision | Arbour Lake             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3G5B3                  |

**Amenities**

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

**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              March 18th, 2025  
Days on Market        91  
Zoning                    TBD  
HOA Fees                220  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            KIC Realty

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