

\$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

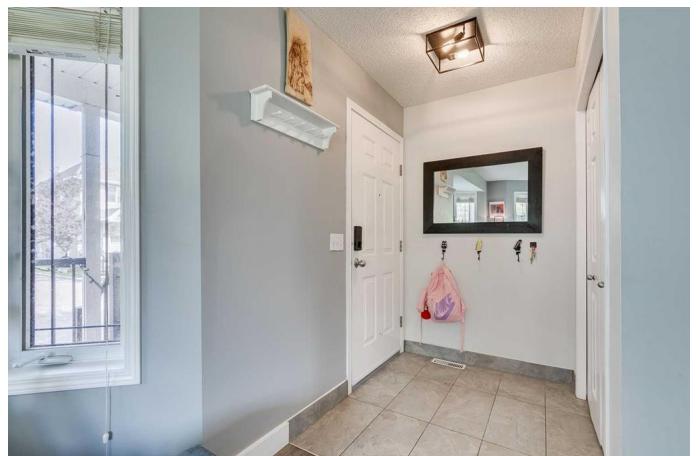
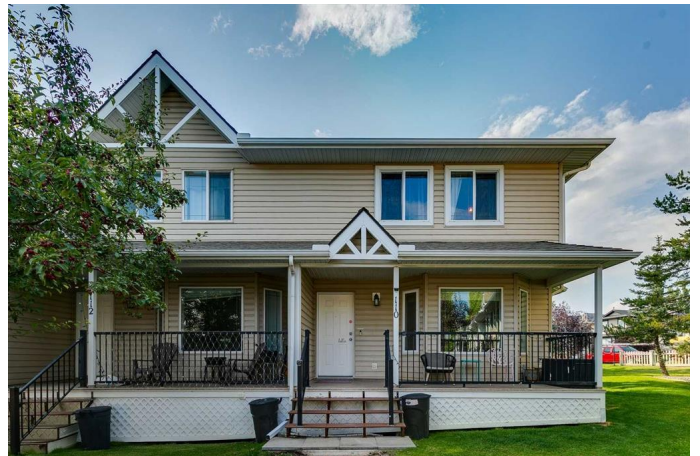
Arbour Lake, Calgary, Alberta

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, Visitor Parking, Trash
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

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	51
Zoning	M-C1
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.