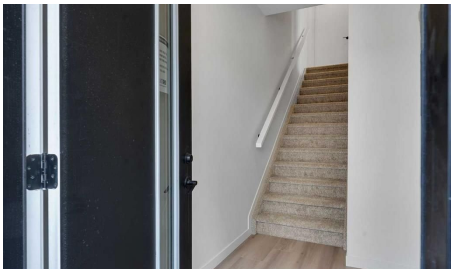
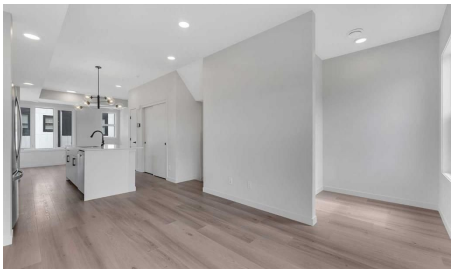
120 Arbour Lake Court NW

Calgary | Active | MLS® A2348613

$434,099









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2024**	**1,318.59 sq. ft.**

Your next move starts with a conversation.

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Listed by LPT Realty

A closer look

IMMEDIATE POSSESSION AVAILABLE! Discover modern living in the sought-after lake community of Arbour Lake with the beautifully designed Metro Sky 18 by Cantiro Homes. Offering over 1,300 sq. ft. of thoughtfully planned living space, this stylish townhome combines contemporary finishes, everyday functionality, and the convenience of a low-maintenance lifestyle.

Step inside to a bright and inviting main floor where oversized windows fill the open-concept living spaces with natural light. The thoughtfully designed kitchen serves as the heart of the home, featuring sleek stainless steel appliances, ample cabinetry, generous counter space, and a functional layout that makes both everyday meals and entertaining effortless. The dedicated dining area provides the perfect setting for gathering with family and friends, while the spacious living room, enhanced by beautiful corner windows, offers a comfortable place to unwind. A convenient 2-piece powder room and additional storage complete the main level.

Upstairs, you'll find three generously sized bedrooms designed with comfort and practicality in mind. The spacious primary retreat offers a peaceful escape, complete with a private ensuite and its own balcony, perfect for enjoying your morning coffee or relaxing at the end of the day. Two additional bedrooms provide flexibility for family, guests, or a home office, while a full 4-piece bathroom and conveniently located upper-floor laundry make daily routines that much easier.

Outside, enjoy the benefits of low-maintenance landscaping and convenient surface parking, making this property an excellent choice for busy professionals, growing families, first-time buyers, or those looking to simplify their lifestyle without compromising on comfort.

Located in the established and highly desirable community of Arbour Lake, this home offers access to an exceptional range of amenities. Enjoy the lifestyle that comes with living in Calgary's only northwest lake community, where swimming, paddleboarding, fishing, and year-round recreational activities are part of the experience. Scenic walking pathways, nearby parks, schools, and convenient access to Crowfoot Crossing provide shopping, restaurants, entertainment, and everyday essentials just minutes away. With nearby transit connections and easy access to major roadways, commuting throughout Calgary is convenient.

Modern design, an unbeatable lake community lifestyle, and immediate possession - this is an opportunity you won't want to miss. Welcome home to the Metro Sky 18 by Cantiro Homes!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348613
Bedrooms	3

Bathrooms	3
Year Built	2024
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,318.59 sq. ft.
Condo Fee:	$155.77
Condo Fee Includes:	Common Area Maintenance, Professional Management, Reserve Fund Contributions, Trash
HOA Fee Frequency:	Monthly
Acreage:	No
Lot Area:	639 sq. ft.
Lot Frontage:	18'2"
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	End Unit
Total Rooms Above Grade:	6
Year built:	2024 (Age: 2)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3

Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2511646
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Concrete, Wood Frame
Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room
HOA Fee:	$152.77
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Arbour Lake

Amenities:	Other
Appliances:	Dishwasher, Microwave Hood Fan, Range, Refrigerator
Inclusions:	None
Restrictions:	Utility Right Of Way
Pets Allowed:	Yes
Main Floor	Dining Room · 13'8" × 9'3" ·
Main Floor	Kitchen · 13'10" × 7'10" ·
Main Floor	Living Room · 17'1" × 11'2" ·
Main Floor	Furnace/Utility Room · 5'6" × 3'7" ·
2nd Floor	Bedroom · 10'9" × 8'7" ·
2nd Floor	Bedroom · 10'9" × 8'2" ·
2nd Floor	Bedroom - Primary · 12' × 11'3" ·
Title to Land:	Fee Simple
Community Features:	Walking/Bike Paths
Interior Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows
Exterior Features:	Balcony
Patio And Porch Features:	None
Lot Features:	Other
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-G
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/120-arbour-lake-court-nw-calgary-a2348613/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.