1401 56 Arbour Lake Court NW

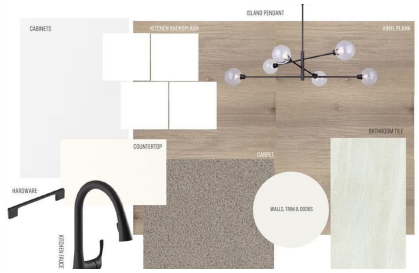
Calgary | Active | MLS® A2331685

$425,599









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2026**	**819.93 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Town Residential

A closer look

Welcome to 1401-56 Arbour Lake Court NW, Calgary, Alberta, a beautifully designed Cantiro Home in the desirable Arbour Lake West community. The Metro Optima 11-Tiered offers 896 sq. ft. of thoughtfully designed living space (inclusive of the basement) across three above-ground levels, featuring 2 bedrooms and an open floor plan that maximizes space and functionality.

Oversized windows on every level fill the home with natural light and showcase beautiful views. Enjoy the convenience of upper-floor laundry, a fully landscaped front yard with a deck, and a single rear-attached garage. Perfectly positioned, the home faces a green space, while the south-facing rear exposure brings in plenty of sunshine throughout the day.

Blending modern design, quality craftsmanship, and an exceptional location, this home is a fantastic opportunity to enjoy low-maintenance living in one of Calgary's most sought-after lake communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2331685
Bedrooms	2
Bathrooms	2
Year Built	2026
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:	3 (or more) Storey
Total Living Area:	819.93 sq. ft.
Main Level Finished Area:	409.96 sq. ft.
Upper Level Finished Area:	409.97 sq. ft.

Below Grade Finished Area:	152.89 sq. ft.
Condo Fee:	$148.41
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Snow Removal
HOA Fee Frequency:	Annually
Front Exposure:	North
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2026 (Age: 0)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	2511646
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
Builder:	Cantiro Homes
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$254.10
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Arbour Lake
Amenities:	Beach Access, Bicycle Storage, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Inclusions:	None
Restrictions:	Easement Registered On Title, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Living Room · 10'2" × 10'1" ·
Main Floor	Dining Room · 8'6" × 6'2" ·
Main Floor	Kitchen · 17' × 6'8" ·
Upper Level	Bedroom · 10'2" × 7' ·
Upper Level	Bedroom - Primary · 10'2" × 8'3" ·
Title to Land:	Fee Simple

Community Features:	Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry
Exterior Features:	None
Patio And Porch Features:	Front Porch
Lot Features:	Backs on to Park/Green Space
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-G
Listed Date:	Aug 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1401-56-arbour-lake-court-nw-calgary-a2331685/

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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.