

# \$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 18â€™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 communityâ€™Northwest Calgaryâ€™TM's only lake communityâ€™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: Donâ€™TMt 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	Bicycle Storage, Picnic Area, Playground, Racquet Courts, Visitor Parking, Beach Access, Boating, Clubhouse
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        40  
Zoning                    TBD  
HOA Fees                220  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            KIC Realty

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