

822 Arbour Lake Road NW  
Calgary, Alberta

MLS # A2261984



**\$257,998**

|                  |                           |               |                  |
|------------------|---------------------------|---------------|------------------|
| <b>Division:</b> | Arbour Lake               |               |                  |
| <b>Type:</b>     | Residential/Five Plus     |               |                  |
| <b>Style:</b>    | 3 (or more) Storey        |               |                  |
| <b>Size:</b>     | 593 sq.ft.                | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 1                         | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Off Street, Stall, Titled |               |                  |
| <b>Lot Size:</b> | -                         |               |                  |
| <b>Lot Feat:</b> | See Remarks               |               |                  |

|                    |                                                                                 |                   |       |
|--------------------|---------------------------------------------------------------------------------|-------------------|-------|
| <b>Heating:</b>    | Forced Air                                                                      | <b>Water:</b>     | -     |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                             | <b>Sewer:</b>     | -     |
| <b>Roof:</b>       | Asphalt Shingle                                                                 | <b>Condo Fee:</b> | \$ 83 |
| <b>Basement:</b>   | None                                                                            | <b>LLD:</b>       | -     |
| <b>Exterior:</b>   | Mixed                                                                           | <b>Zoning:</b>    | TBD   |
| <b>Foundation:</b> | Poured Concrete                                                                 | <b>Utilities:</b> | -     |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s) |                   |       |

**Inclusions:** NA

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.