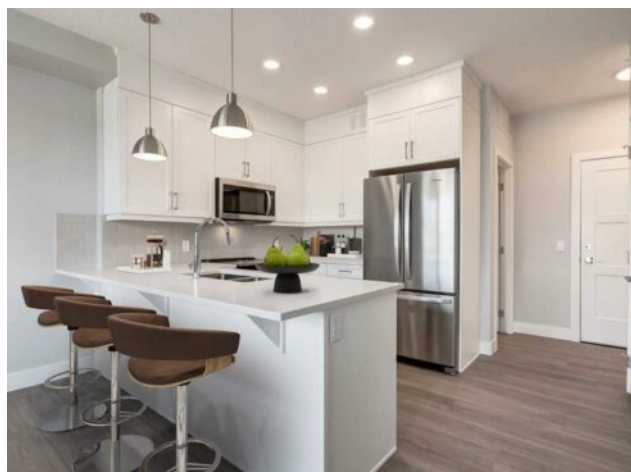


1418, 63 Arbour Lake Court NW  
Calgary, Alberta

MLS # A2234643



**\$423,045**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	645 sq.ft.	<b>Age:</b>	2027 (-2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, See Remarks, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 354
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Mixed, Stone, Wood Frame	<b>Zoning:</b>	M2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

**Inclusions:** N/A

Welcome to Ashford, a boutique condo residence perfectly situated in the established and sought-after community of Arbour Lake. This beautifully designed development offers a rare opportunity to live in Calgary's only lake-access NW community, surrounded by mountain views, scenic walking trails, and a vibrant, amenity-rich atmosphere. Just a five-minute drive from grocery stores, retail shopping, boutique fitness studios, and a wide range of dining and entertainment options, Ashford blends everyday convenience with elevated living. This intelligently designed MIDTOWN floor plan features 703 sq. ft. (Architectural Measurement) and 645 sq. ft. (RMS Measurement) of well-planned interior space. The unit includes 2 bedrooms (both with windows and closets), 2 full bathrooms, and 1 titled underground parking stall. Inside, you'll find a refined interior finish package with quartz counter-tops, custom cabinetry, designer tile back-splash, stainless steel appliances, and in-suite laundry. Optional upgrades include a fireplace and air conditioning. Developed by Cove Properties, one of Calgary's premier multifamily developers known for their commitment to quality construction, Ashford exemplifies excellence in every detail. This building is about to commence construction (pre-sale), occupancy is slated btw the 4th quarter of 2026 to 1st quarter of 2027. The photos are not of the actual unit, but of previous show suites and represent the finishing standards and quality of the Ashford building. Buyers still have the opportunity to select finishes and personalize their home at this stage. RMS measurements are based on architectural drawings, with final legal plan and property taxes yet to be confirmed. Do not miss this opportunity to secure your place in one of Calgary's most established northwest communities. Contact your agent today to book a

viewing at our sales centre, located in the completed Westberry building directly across from the future Ashford site. During your visit, our team will walk you through available units, their locations, standard and upgrade selections, and answer any questions you may have.