

\$375,000 - 17 Arbours Circle, Langdon

MLS® #A2086113

\$375,000

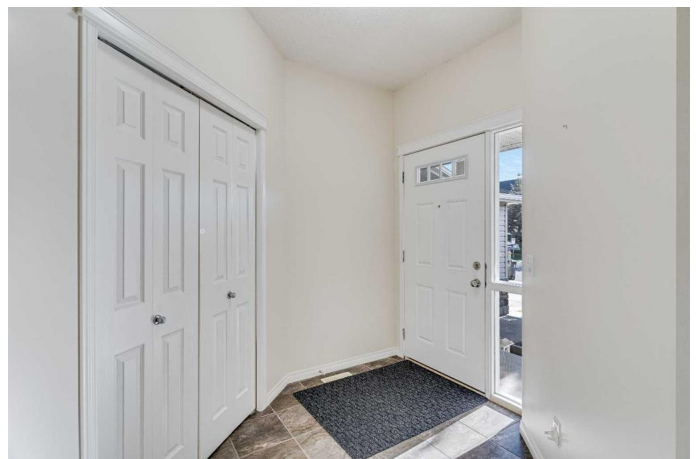
3 Bedroom, 3.00 Bathroom, 1,372 sqft
Residential on 0.06 Acres

NONE, Langdon, Alberta

Discover Langdon's newest listing! A charming townhome located just 25 minutes from Calgary. Introducing 17 Arbours Circle â€” a beautiful townhome with modern colors, walnut flooring, and an oversized double-car garage. This gem offers 3 bedrooms, 3 bathrooms, and over 1300 sq feet. Priced at \$375,000, it's an excellent opportunity to own a home in Langdon, a small town close to Calgary. This townhome is perfect for families looking to grow and investors seeking a profitable market rent. The basement is ready to be customized to your liking and includes a laundry room. Recent upgrades feature a new stove, garage door with rollers (2022), all new toilets (2019), and hot water tank (2018). Located within walking distance of schools, restaurants, shopping centers, and various local service providers such as a dentist, this home is situated in an ideal location. The complex is well-maintained, with each unit having its own backyard green space and abundant visitor parking. As townhomes are in high demand due to a lack of inventory in Calgary, this is an excellent opportunity to invest in a home that suits your needs and budget. Don't miss out on this rare listing! Check out the 3D Video Tour and YouTube Video Brochure for more information beyond the photos.

Built in 2008

Essential Information



MLS® #	A2086113
Price	\$375,000
Sold Price	\$365,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,372
Acres	0.06
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	17 Arbours Circle
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Few Trees, Front Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 16th, 2023
Date Sold	November 28th, 2023
Days on Market	12
Zoning	RM-4
HOA Fees	0.00

Listing Details

Listing Office	AGENTS OWN REALTY
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