

\$424,900 - 21 Arbours Circle Nw, Langdon

MLS® #A2197400

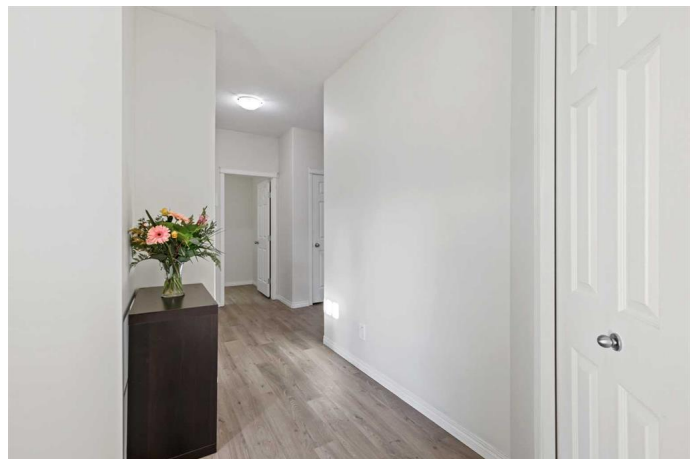
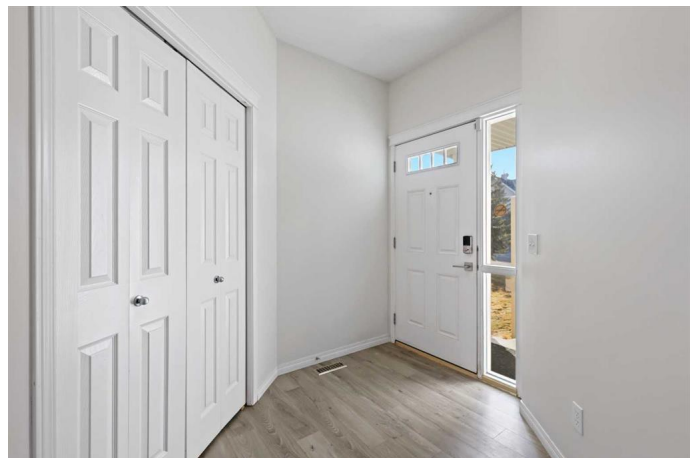
\$424,900

3 Bedroom, 3.00 Bathroom, 1,494 sqft

Residential on 0.08 Acres

NONE, Langdon, Alberta

Discover carefree living in the charming & friendly hamlet of Langdon just 15 mins East of Calgary. Located in the quiet family-friendly Arbours of Langdon, this 3 bedroom end unit has been well maintained & upgraded. The spacious and bright foyer has a good sized closet & lots of natural light. The rest of the main floor is open concept and youâ€™ll love the 9â€™ ceilings and big windows throughout. The kitchen is well equipped with rich dark cabinetry, custom wood counters and a neutral backsplash. Youâ€™ll love how open it is to the rest of the living space with only a raised breakfast bar separating it from the dining area and providing extra seating. The built in wall unit surrounding a cozy tiled gas fireplace is a great use of space as well as an attractive focal point for the living room. Modern light fixtures and new vinyl flooring throughout bring the space together to create a warm and welcoming feel. A 2 pc powder room & linen closet just off the garage entrance round out the main level. Upstairs youâ€™ll find 3 nice sized bedrooms including a spacious primary with a beautiful 3 pc ensuite as well as a huge walk in closet with window. The other 2 bedrooms are also a good size and share the main bath featuring a tub which is a must with little ones. Upstairs laundry for your convenience. An unfinished basement awaits your finishing touch. There is a bedroom already framed with drywall. There is a second washer and dryer connection in case you wanted to potentially have a



roommate in the basement. Youâ€™re going to love the convenience of grilling on the ground level patio just off the dining room, and a grassy area behind provides space for kids and pets to run and play. And donâ€™t worry about bringing your shovel or lawn mower with you when you move in because snow removal and ground maintenance are included. Last but not least is the double attached garage that can fit a full size pick up truck and will keep you and your cars protected from the elements year round. The garage also has a water tap to help clean your vehicles. This fabulous home is in a great location just a short walk from the Langdon K-8 school. And youâ€™re going to love all of Langdonâ€™s fantastic local businesses including its 1908 themed Main Street shops. Donâ€™t miss this opportunity to call the wonderful hamlet of Langdon home.

Built in 2008

Essential Information

MLS® #	A2197400
Price	\$424,900
Sold Price	\$420,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,494
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	21 Arbours Circle Nw
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Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Water Softener, Window Coverings, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2025
Date Sold	March 18th, 2025
Days on Market	17
Zoning	DC75
HOA Fees	0.00

Listing Details

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