

\$364,900 - 1116, 81 Arbour Lake View Nw, Calgary

MLS® #A2208176

\$364,900

2 Bedroom, 1.00 Bathroom, 629 sqft

Residential on 2.70 Acres

Arbour Lake, Calgary, Alberta

| VERSATILE | MODERN | MOVE-IN-READY | LOCATION | CONVENIENT | Discover your new oasis in this exceptional ground-floor unit nestled within a charming boutique building in Arbour Lake, Calgary's exclusive lakefront community. This sought-after neighborhood is a haven for outdoor enthusiasts, offering a wealth of recreational activities year-round. You'll find top-rated schools, sports fields, parks, scenic pathways, the library, the Melcor YMCA, and the lively Crowfoot Shopping District – all just a short stroll away. Plus, quick access to major routes like Crowchild Trail, Stoney Trail, and John Laurie Boulevard makes commuting a breeze, while Crowfoot Station is conveniently just a 10-minute walk for public transit users.

Step inside to embrace a stylish and functional 2-bedroom, 1-bathroom layout featuring the highly coveted –Midtown–™ floor plan. The spacious open-concept living area is adorned with plush carpeting, creating a warm and welcoming atmosphere. The kitchen is a standout, boasting elegant quartz countertops, a modern subway tile backsplash, an undermount double sink, a breakfast bar, stainless steel appliances, and generous cabinet and counter space – perfect for culinary enthusiasts. The expansive balcony, accessible from the living area, invites relaxation and outdoor entertaining with ample room for gatherings.



Retreat to the primary bedroom, where you'll find a large closet and an abundance of natural light. The second bedroom is versatile, ideal as a guest room, home office, or additional living space. The stylish 4-piece bathroom features a luxurious 5-foot soaking tub with full-height tile surround, a chic quartz vanity with an undermount sink, and is conveniently located near the in-suite laundry room with extra storage.

The building offers outstanding amenities, including ample bike storage, visitor parking, top-tier security, sound-dampening construction, and beautifully landscaped grounds equipped with underground irrigation. Enjoy peace of mind with a high-speed elevator, energy-efficient Low E windows, in-floor heating, a BBQ gas line on the balcony, and a titled underground parking stall with a separate storage locker.

With low condo fees and an unbeatable location, this move-in-ready gem presents a rare opportunity to embrace the Arbour Lake lifestyle. Schedule your showing today—this remarkable unit won't last long!

Built in 2025

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2208176 |
| Price | \$364,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 629 |
| Acres | 2.70 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Apartment |

| | |
|--------|-------------------|
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 1116, 81 Arbour Lake View Nw |
| Subdivision | Arbour Lake |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 5J2 |

Amenities

| | |
|----------------|--|
| Amenities | Bicycle Storage, Elevator(s), Secured Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Stall, Titled, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating | In Floor |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line |
| Construction | Brick, Composite Siding, Stucco, Wood Frame |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 22 |
| Zoning | M-G |
| HOA Fees | 231 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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