

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

MLS® #A2208176

**\$364,900**

2 Bedroom, 1.00 Bathroom, 629 sqft

Residential on 0.00 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	0.00
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	Elevator(s), Secured Parking, Visitor Parking, Bicycle Storage, Storage, Trash
Parking Spaces	1
Parking	Stall, Underground, Titled

### Interior

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

### Exterior

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

### Additional Information

Date Listed	April 3rd, 2025
Days on Market	40
Zoning	M-G
HOA Fees	231
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
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