

# \$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 1  
Zoning M-G  
HOA Fees 231  
HOA Fees Freq. ANN

### Listing Details

Listing Office CIR Realty

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