

\$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	43
Zoning	M-G
HOA Fees	231
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.