

**1116, 81 Arbour Lake View NW**  
**Calgary, Alberta**

**MLS # A2306501**



**\$379,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Arbour Lake                        |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 626 sq.ft.                         | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Titled, Underground                |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | In Floor, Natural Gas                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile                           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 388 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Composite Siding, Stucco, Wood Frame    | <b>Zoning:</b>    | M-H1   |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Open Floorplan, Quartz Counters |                   |        |

**Inclusions:** N/A

Welcome to this beautiful condo apartment in the highly sought-after Arbour Lake community! This bright and spacious 2-bedroom unit offers an open-concept layout with sunny North-East-facing exposure, 9-foot ceilings, and modern finishes—perfect for first-time buyers, downsizers, or investors seeking a quality property in a prime location. Step inside and be greeted by the well-appointed Kitchen featuring a peninsula with breakfast bar, quartz countertops, and stainless steel appliances, combining style and functionality for everyday living and entertaining. The open-concept layout flows seamlessly into the bright Living and Dining room combination flooded with natural light. From the Living room, step out to your spacious patio with gas hookup—perfect for hosting summer barbecues, outdoor dining, or simply relaxing and enjoying the fresh air. Two well-sized bedrooms provide excellent comfort and privacy. The bright North-East-facing Primary bedroom offers a peaceful retreat with abundant natural light. A full 4-piece bathroom and a Laundry room with storage space complete this thoughtfully designed home. This quality-built condo in THE WESTBERRY by Cove Properties features in-floor heating, a titled underground parking stall, an assigned storage locker, bike storage, visitor parking, and a modern lobby with lounge space—offering a boutique-style living experience. Residents enjoy exclusive access to the Arbour Lake Residents Association, with year-round recreation including swimming, boating, fishing, tennis, and skating. Perfectly situated just minutes from top-rated schools, the Crowfoot Shopping District, and the LRT, this home offers both convenience and an unbeatable lifestyle. Within walking distance to walking paths, the pond, and playground, with close proximity to schools, sports fields, library, LRT, YMCA, and

shopping. Quick access to Crowchild Trail, Stoney Trail, and John Laurie Boulevard makes commuting effortless whether you're heading downtown or out of the city. Don't miss this incredible opportunity!