

1107, 81 Arbour Lake View NW
Calgary, Alberta

MLS # A2310056



\$359,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	627 sq.ft.	Age:	2025 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 345
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: All Blinds

Welcome to this beautifully designed condo apartment in the highly sought-after Arbour Lake community! This spacious 1-bedroom unit offers an impressive 627 sq ft of bright, open-concept living space with 9-foot ceilings, stylish vinyl plank flooring throughout, air conditioning, and modern finishes—perfect for first-time buyers, downsizers, or investors seeking a quality property in a prime location. Step inside and be welcomed by the airy 9-foot ceilings and elegant vinyl plank flooring flowing throughout the home. The well-appointed Kitchen features a centre island with breakfast bar, quartz countertops, stainless steel appliances, and ample cabinetry for excellent storage, combining style and functionality for everyday living and entertaining. The bright Living and Dining room combination offers a versatile canvas to design your ideal living space. From the Living room, step out to your private patio with gas hookup—perfect for summer barbecues, outdoor entertaining, or simply unwinding in the fresh air. The spacious Primary bedroom provides a comfortable retreat with a walk-through closet and convenient 4-piece bathroom featuring a cheater door back to the main living space for added functionality. A second well-sized bedroom offers excellent comfort and privacy. An in-suite Laundry room completes this thoughtfully designed home. This quality-built condo in THE WESTBERRY by Cove Properties features in-floor heating for year-round comfort, air conditioning for summer cooling, a titled underground parking stall, an assigned storage locker, bike storage, visitor parking, and a modern lobby with lounge space—delivering a boutique-style living experience. Residents enjoy exclusive membership to the Arbour Lake Residents Association, offering year-round recreation with swimming, boating, fishing, tennis courts, and

skating—bringing resort-style amenities right to your doorstep. Ideally located just moments from top-rated schools, the Crowfoot Shopping District, and LRT access, this home perfectly balances convenience with an exceptional lifestyle. Enjoy walking distance to scenic pathways, the tranquil pond, and playground, with schools, sports fields, the library, YMCA, and shopping all nearby. Effortless commuting with quick access to Crowchild Trail, Stoney Trail, and John Laurie Boulevard whether you're heading downtown or exploring beyond the city. Don't miss this incredible opportunity!