

**1306, 81 Arbour Lake View NW**  
**Calgary, Alberta**

**MLS # A2313596**



**\$525,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	895 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 488
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Stucco, Wood Frame	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tray Ceiling(s), Walk-In Closet(s)		

**Inclusions:** No

2-BED | 2-BATH | WEST-FACING MOUNTAIN VIEWS | A/C | IN-FLOOR HEATING | TITLED UNDERGROUND PARKING | LAKE ACCESS | Welcome to THE WESTBERRY by Cove Properties in the sought-after lake community of Arbour Lake. This beautifully UPGRADED condo offers nearly 900 SQ.FT. of bright, open living space that feels practically BRAND NEW. The sunny west-facing balcony captures mountain views and evening sun, creating the perfect place to unwind after a long day. The kitchen stands out with full-height cabinetry, quartz countertops, upgraded backsplash tile, oversized island seating, an UPGRADED APPLIANCE PACKAGE, built-in microwave, and a sleek Elica Volterra hood fan. WIDE-PLANK vinyl flooring runs throughout the main living areas, while in-floor heating and AIR CONDITIONING provide year-round comfort. The spacious primary suite with TRAY CEILINGS includes a walk-in closet and an upgraded ensuite with a fully tiled walk-in shower, shower column, and quartz vanity. A second bedroom and full bathroom offer flexibility for guests, roommates, or a home office. THE WESTBERRY features a modern lobby with resident lounge space, heated underground parking, storage locker, bike storage, and visitor parking. Residents enjoy exclusive access to Arbour Lake with year-round swimming, fishing, boating, tennis, and skating, while parks, pathways, playgrounds, schools, Crowfoot Crossing, the YMCA, library, restaurants, and the LRT are all just minutes away. Condos in Arbour Lake with mountain views, air conditioning, and this level of finish rarely come to market. Book your private showing today