

1410, 81 Arbour Lake View NW Calgary, Alberta

MLS # A2332239



\$299,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	518 sq.ft.	Age:	2025 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 290
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Welcome to Westberry @ Arbour Lake, a boutique condominium by Cove Properties offering the perfect blend of modern design, quality craftsmanship, and everyday convenience. Located in Calgary's only NW lake community, you'll enjoy exclusive Arbour Lake access, scenic walking paths, nearby parks, and quick access to Crowfoot Crossing's shopping, restaurants, fitness studios, LRT, and major roadways, all while enjoying a peaceful residential setting. Westberry was thoughtfully designed to deliver an elevated, low maintenance lifestyle in one of Calgary's most sought-after neighbourhoods. Perched on the top floor, this immaculate 518 sq. ft. RMS (571 sq. ft. builder measurement) 1 bed, 1 bath unit offers unobstructed west facing mountain view and is only 18 months old, presenting in pristine, like-new condition. The thoughtfully upgraded interior features luxury vinyl plank flooring extended throughout the living area, full height kitchen cabinetry to the ceiling, quartz countertops, stainless steel appliances, and an AC unit to keep you comfortable year round. Designed for effortless living, this home is ideal for first-time buyers, professionals, downsizers, or investors seeking an easy lock& go lifestyle. Enjoy your morning coffee or evening sunsets from your private balcony while taking in the spectacular mountain backdrop. Additional features include 1 titled underground parking with storage cage out front, as well as separate storage locker, in suite laundry, and immediate possession available allowing you to move in and start enjoying everything this exceptional home and community have to offer right away. Whether you're looking for a stylish place to call home or a turnkey investment in one of northwest Calgary's most desirable lake communities, this premium TOP FLOOR UNIT is one you won't want to miss.