

\$319,900 - 1117, 81 Arbour Lake View Nw, Calgary

MLS® #A2200544

\$319,900

1 Bedroom, 1.00 Bathroom, 516 sqft

Residential on 0.00 Acres

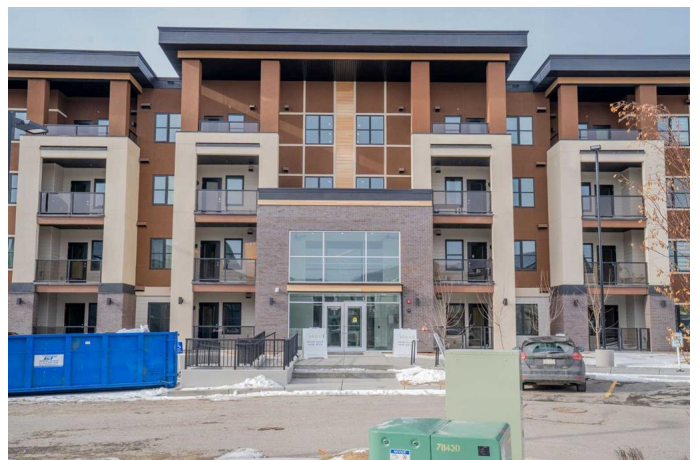
Arbour Lake, Calgary, Alberta

Welcome to this bright and modern ground-level unit in the heart of Arbour Lake! Located in a boutique building, this home is just steps from schools, parks, the LRT, YMCA, and the Crowfoot Shopping District, offering endless shops, restaurants, and services. Plus, enjoy year-round access to NW Calgary's only community lake!

This popular Tribeca™ floor plan (571 sqft builder measurement) is designed for comfort and convenience. The open-concept layout features a stylish kitchen with quartz countertops, a tile backsplash, stainless steel appliances, and a sit-up breakfast bar. The spacious living area flows onto your private patio, while a dedicated dining space and nook offer versatility. The bedroom boasts a large walkthrough closet leading to a spa-inspired 4-piece ensuite with a deep soaker tub and sleek finishes.

Extras include 9'™ ceilings, luxury vinyl plank flooring, in-floor heating, and energy-efficient windows. You'll also love the assigned parking stall right in front of the unit and your own titled storage locker. The building offers top-tier security, a high-speed elevator, visitor parking, bike storage, and beautifully landscaped grounds.

A fantastic home in a prime location – don't miss it!



Built in 2025

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2200544 |
| Price | \$319,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 516 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 1117, 81 Arbour Lake View Nw |
| Subdivision | Arbour Lake |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 0H4 |

Amenities

| | |
|----------------|--|
| Amenities | Bicycle Storage, Elevator(s), Park, Parking, Playground, Secured Parking |
| Parking Spaces | 1 |
| Parking | Assigned, Stall |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating | In Floor |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony |
| Construction | Brick, Composite Siding, Stucco, Wood Frame |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 15th, 2025 |
| Days on Market | 33 |
| Zoning | M2 |
| HOA Fees | 231 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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