

# \$364,900 - 1116, 81 Arbour Lake View Nw, Calgary

MLS® #A2208176

**\$364,900**

2 Bedroom, 1.00 Bathroom, 629 sqft

Residential on 2.70 Acres

Arbour Lake, Calgary, Alberta

| VERSATILE | MODERN | MOVE-IN-READY | LOCATION | CONVENIENT | Discover your new oasis in this exceptional ground-floor unit nestled within a charming boutique building in Arbour Lake, Calgary's exclusive lakefront community. This sought-after neighborhood is a haven for outdoor enthusiasts, offering a wealth of recreational activities year-round. You'll find top-rated schools, sports fields, parks, scenic pathways, the library, the Melcor YMCA, and the lively Crowfoot Shopping District – all just a short stroll away. Plus, quick access to major routes like Crowchild Trail, Stoney Trail, and John Laurie Boulevard makes commuting a breeze, while Crowfoot Station is conveniently just a 10-minute walk for public transit users.

Step inside to embrace a stylish and functional 2-bedroom, 1-bathroom layout featuring the highly coveted –Midtown–™ floor plan. The spacious open-concept living area is adorned with plush carpeting, creating a warm and welcoming atmosphere. The kitchen is a standout, boasting elegant quartz countertops, a modern subway tile backsplash, an undermount double sink, a breakfast bar, stainless steel appliances, and generous cabinet and counter space – perfect for culinary enthusiasts. The expansive balcony, accessible from the living area, invites relaxation and outdoor entertaining with ample room for gatherings.



Retreat to the primary bedroom, where you'll find a large closet and an abundance of natural light. The second bedroom is versatile, ideal as a guest room, home office, or additional living space. The stylish 4-piece bathroom features a luxurious 5-foot soaking tub with full-height tile surround, a chic quartz vanity with an undermount sink, and is conveniently located near the in-suite laundry room with extra storage.

The building offers outstanding amenities, including ample bike storage, visitor parking, top-tier security, sound-dampening construction, and beautifully landscaped grounds equipped with underground irrigation. Enjoy peace of mind with a high-speed elevator, energy-efficient Low E windows, in-floor heating, a BBQ gas line on the balcony, and a titled underground parking stall with a separate storage locker.

With low condo fees and an unbeatable location, this move-in-ready gem presents a rare opportunity to embrace the Arbour Lake lifestyle. Schedule your showing today—this remarkable unit won't last long!

Built in 2025

### Essential Information

MLS® #	A2208176
Price	\$364,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	629
Acres	2.70
Year Built	2025
Type	Residential
Sub-Type	Apartment

Style Single Level Unit  
Status Active

### Community Information

Address 1116, 81 Arbour Lake View Nw  
Subdivision Arbour Lake  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3G 5J2

### Amenities

Amenities Bicycle Storage, Elevator(s), Secured Parking, Storage, Trash, Visitor Parking  
Parking Spaces 1  
Parking Stall, Titled, Underground

### Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters  
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer  
Heating In Floor  
Cooling None  
# of Stories 4

### Exterior

Exterior Features BBQ gas line  
Construction Brick, Composite Siding, Stucco, Wood Frame

### Additional Information

Date Listed April 3rd, 2025  
Days on Market 4  
Zoning M-G  
HOA Fees 231  
HOA Fees Freq. ANN

### Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.