

# \$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

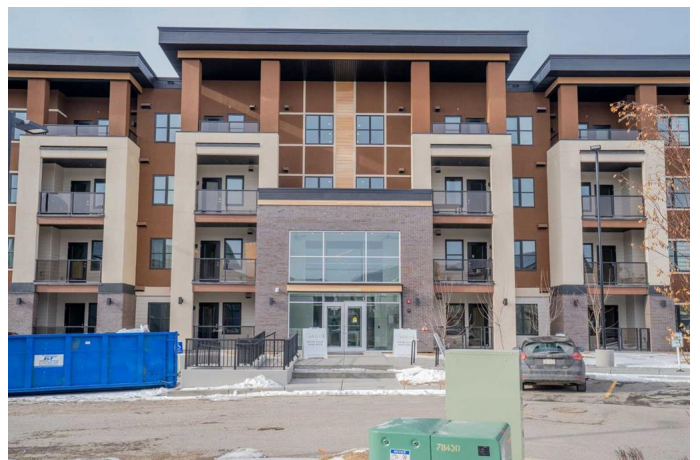
Arbour Lake, Calgary, Alberta

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 | 37               |
| Zoning         | M2               |
| HOA Fees       | 231              |
| HOA Fees Freq. | ANN              |

**Listing Details**

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

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