

\$318,500 - 1101, 81 Arbour Lake View Nw, Calgary

MLS® #A2200477

\$318,500

1 Bedroom, 1.00 Bathroom, 517 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

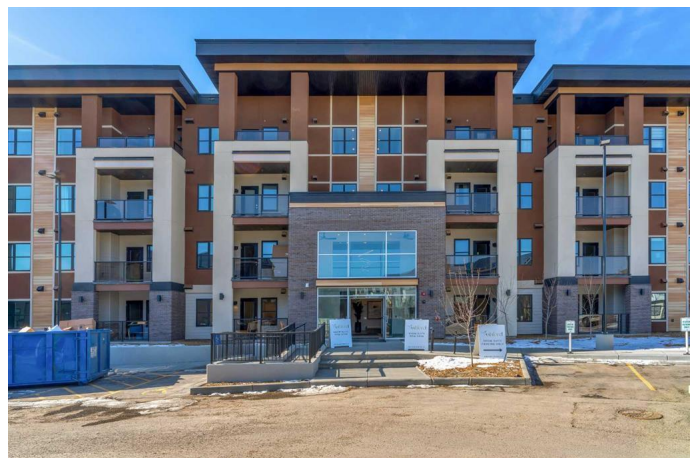
Modern 1-Bedroom Condo in Arbour Lake â€“
NW Calgaryâ€™s Only Lake Community!

Welcome to this beautifully upgraded 1-bedroom, 1-bathroom condo with titled surface parking in the heart of Arbour Lake, a highly sought-after community offering year-round lake access. Perfectly situated with close proximity to Crowfoot Market, Melcor YMCA, Crowfoot LRT Station, and a variety of shops, restaurants, and services, this home provides both convenience and an active lifestyle.

This bright and stylish unit features upgraded luxury vinyl plank (LVP) flooring throughout, soft-close cabinetry, in-unit laundry, and a modern standing shower. The well-designed layout offers a spacious living area, a contemporary kitchen with ample storage, and a comfortable bedroom with generous closet space.

Step outside and enjoy the ease of main-level titled parking, with quick access to major routes like Crowchild Trail, Stoney Trail, and John Laurie Boulevardâ€™making commuting or weekend getaways to the mountains a breeze. Plus, you're just 10 minutes from the Farmersâ€™ Market and WinSport Olympic Park for year-round activities.

Whether youâ€™re a first-time buyer, investor, or looking to downsize, this condo is the



perfect blend of comfort, convenience, and community living. Donâ€™t miss your chanceâ€”schedule a viewing today

Built in 2025

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2200477 |
| Price | \$318,500 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 517 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 1101, 81 Arbour Lake View Nw |
| Subdivision | Arbour Lake |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G0H4 |

Amenities

| | |
|----------------|--|
| Amenities | Bicycle Storage, Elevator(s), Parking, Visitor Parking, Storage, Trash |
| Parking Spaces | 1 |
| Parking | Stall, Titled |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Breakfast Bar, Storage |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |

| | |
|--------------|----------|
| Heating | In Floor |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Storage |
| Construction | Stucco, Wood Frame, Brick, Composite Siding |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 9th, 2025 |
| Days on Market | 43 |
| Zoning | M2 |
| HOA Fees | 231 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Executive Real Estate Services |
|----------------|--------------------------------|

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