

# \$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

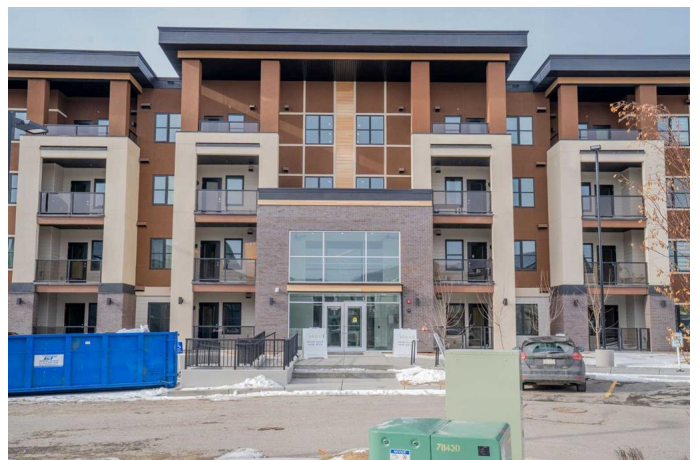
Arbour Lake, Calgary, Alberta

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 you 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	50
Zoning	M2
HOA Fees	231
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
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