# \$319,900 - 1101, 81 Arbour Lake View Nw, Calgary

MLS® #A2200477

# \$319,900

1 Bedroom, 1.00 Bathroom, 517 sqft Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Modern 1-Bedroom Condo in Arbour Lake – NW Calgary'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 Farmers' Market and WinSport Olympic Park for year-round activities.

Whether you're a first-time buyer, investor, or looking to downsize, this condo is the







perfect blend of comfort, convenience, and community living. Don't miss your chanceâ€"schedule a viewing today

## Built in 2025

# **Essential Information**

MLS® # A2200477
Price \$319,900

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 Elevator(s), Parking, Storage, Trash, Visitor Parking, Bicycle Storage

Parking Spaces 1

Parking Stall, Titled

## Interior

Interior Features Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl

Windows, Walk-In Closet(s)

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 Brick, Composite Siding, Stucco, Wood Frame

## **Additional Information**

Date Listed March 9th, 2025

Days on Market 26
Zoning M2
HOA Fees 231
HOA Fees Freq. ANN

# **Listing Details**

Listing Office Executive Real Estate Services

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