

1116, 81 Arbour Lake View NW  
Calgary, Alberta

MLS # A2208176



# \$364,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	629 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	2.70 Acres		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 336
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	M-G
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

| 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 &ndash; 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 &lsquo;Midtown&rsquo; 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&mdash;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&mdash;this remarkable unit won&rsquo;t last long!