

# \$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

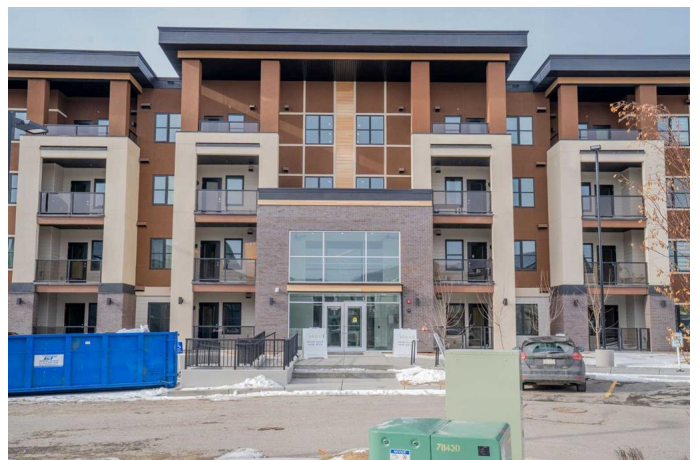
Arbour Lake, Calgary, Alberta

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	47
Zoning	M2
HOA Fees	231
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
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