

# \$488,000 - 1112, 81 Arbour Lake View Nw, Calgary

MLS® #A2202625

**\$488,000**

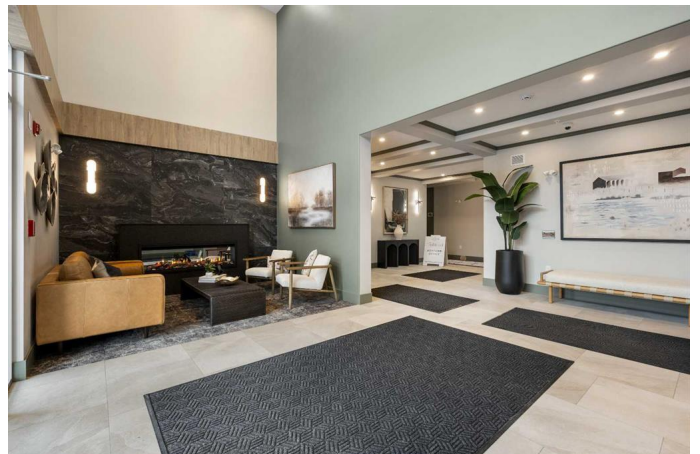
2 Bedroom, 2.00 Bathroom, 909 sqft  
Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Welcome to this BRAND NEW condo Apartment in this highly sought-after Arbour Lake community! Perfectly situated just minutes from top-rated schools, parks, playgrounds, the Crowfoot Shopping District, and the LRT, this home offers both convenience and an unbeatable lifestyle. With quick access to Crowchild Trail, Stoney Trail, and John Laurie Boulevard, commuting is effortless whether you're heading downtown or out of the city. The Arbour Lake Residents Association provides exclusive access to the private lake, tennis courts, and a vibrant community experience.

This stylish 2-Bedroom, 2-Bathroom unit features an open-concept layout with 9 foot ceiling, luxury vinyl plank flooring throughout and quartz countertops. The spacious Living area flows onto a private patio with a BBQ gas line, perfect for outdoor relaxation. The gourmet Kitchen is both stylish and functional, boasting a Kitchen Island with an eating bar and modern stainless steel appliances. The Primary Bedroom includes a walk-through closet leading to a 3-Piece Ensuite. There is a good sized second Bedroom and a full 4-Piece Bathroom. The southwest-facing windows flood the unit in natural light, offering breathtaking sunset views each evening. In-suite Laundry adds extra convenience.

This quality condo unit has in floor heating, with titled underground parking, visitor parking,



bike storage, and assigned storage. It is within walking distance to schools, sports fields, pathways, and the library. Additionally, this home offers quick access to the LRT, YMCA, and shopping, perfectly balancing comfort and accessibility. Don't miss this incredible opportunity—schedule your viewing today!

Built in 2025

### Essential Information

MLS® #	A2202625
Price	\$488,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	909
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1112, 81 Arbour Lake View Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0H4

### Amenities

Amenities	Bicycle Storage, Elevator(s), Storage, Visitor Parking
Parking Spaces	1
Parking	Stall, Titled, Underground

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters
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Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	In Floor
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	BBQ gas line
Construction	Brick, Composite Siding, Stucco, Wood Frame

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	37
Zoning	M2
HOA Fees	231
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Jessica Chan Real Estate & Management Inc.
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