

# \$318,500 - 1101, 81 Arbour Lake View Nw, Calgary

MLS® #A2200477

**\$318,500**

1 Bedroom, 1.00 Bathroom, 517 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

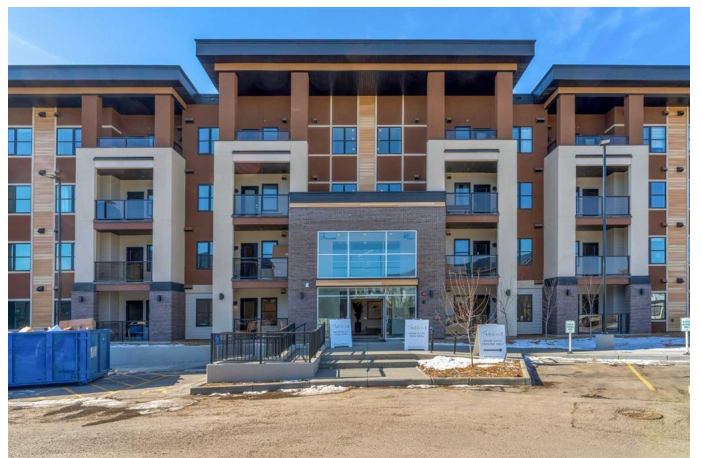
Modern 1-Bedroom Condo in Arbour Lake –  
NW Calgary’s Only Lake Community!

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 Boulevard – 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 chance to schedule a viewing today

Built in 2025

### Essential Information

MLS® #	A2200477
Price	\$318,500
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	Bicycle Storage, Elevator(s), Parking, Visitor Parking, Storage, Trash
Parking Spaces	1
Parking	Stall, Titled

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Breakfast Bar, Storage
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	Stucco, Wood Frame, Brick, Composite Siding

### **Additional Information**

Date Listed	March 9th, 2025
Days on Market	44
Zoning	M2
HOA Fees	231
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Executive Real Estate Services
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