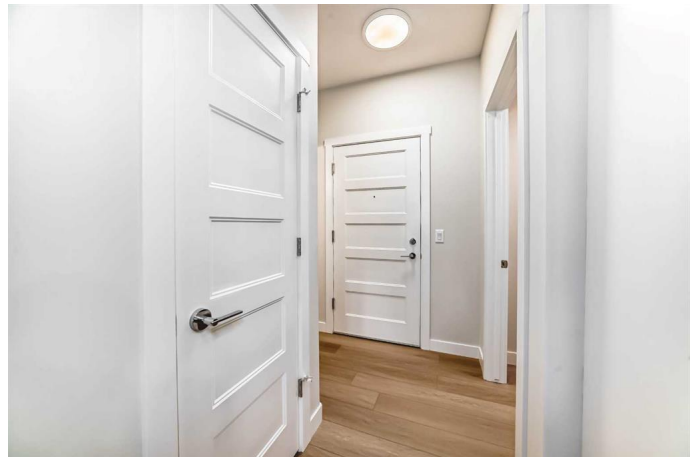# $364,900 - 1102, 81 Arbour Lake View Nw, Calgary

MLS® #A2199656

$364,900

2 Bedroom, 1.00 Bathroom, 634 sqft
Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Welcome to this stunning brand-new ground-floor unit in a boutique building, perfectly located in Arbour Lake, Northwest Calgaryâ€™s only lake community. Offering year-round activities, this sought-after neighborhood is within walking distance to top-rated schools, sports fields, playgrounds, pathways, the library, Melcor YMCA, and the vibrant Crowfoot Shopping District, with its wide array of shops, services, and restaurants. Commuting is effortless with quick access to Crowchild Trail, Stoney Trail, and John Laurie Boulevard. No car? No problem! Located just a short 10 minute walk to Crowfoot Station makes commuting a breeze no matter your form of transportation. This modern 2-bedroom, 1-bathroom unit features the popular â€˜Midtown 2â€™ floor plan, designed for both style and functionality. An oversizedÂ balcony offers a perfect outdoor space for relaxation or entertaining. Inside, the open-concept layout is enhanced by 9â€™ ceilings withÂ upgraded luxury vinyl plank flooring throughout. The gourmet kitchen is both stylish and practical, boasting luxury quartz countertops, a classic stacked subway tile backsplash, an undermount double sink, a sit-up breakfast bar, stainless steel appliances, and ample cabinet and counter space. The spacious living area flows seamlessly onto the balcony and provides the space with ample natural light.Â The primary bedroom includes a large closet and a large window and sits adjacent to aÂ second bedroom that offers

flexibility as a guest room, home office, or additional living space. The stylish and spa-inspired 4-piece bathroom, complete with a 5'™ soaker tub, full-height tile surround, quartz vanity with an undermount sink are smartly tucked away and adjacent to the convenient in-suite laundry room that provides extra storage. Additional highlights of this upscale unit include in-floor heating, energy-efficient Low E windows, a BBQ gas line on the balcony, and a titled underground parking stall with a storage locker. The building features a massive bike storage area, visitor parking, state-of-the-art security, sound-dampening construction, a beautifully landscaped exterior with underground irrigation, and a high-speed elevator. With low condo fees and an unbeatable location, this move-in-ready home is a rare opportunity in a fantastic community. Don'™t miss your chance to own in Arbour Lake'"schedule your showing today!

Built in 2025

Essential Information

MLS® #	A2199656
Price	$364,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	634
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1102, 81 Arbour Lake View Nw

Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0H4

Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
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 6th, 2025
Days on Market	33
Zoning	M2
HOA Fees	231
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker