

# \$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

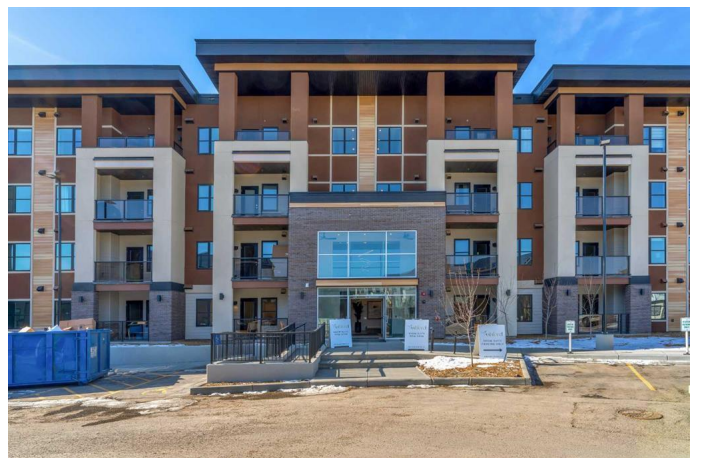
Modern 1-Bedroom Condo in Arbour Lake â€“  
NW Calgaryâ€™s Only Lake Community!

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 Boulevardâ€™making commuting or weekend getaways to the mountains a breeze. Plus, you're just 10 minutes from the Farmersâ€™ Market and WinSport Olympic Park for year-round activities.

Whether youâ€™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	45
Zoning	M2
HOA Fees	231
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Executive Real Estate Services
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.