



**GRASSROOTS**  
REALTY GROUP

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**1116, 81 Arbour Lake View  
Calgary, Alberta**

**MLS # A2232765**



**\$349,900**

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	629 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 336
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	M-G
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions:	N/A
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| VERSATILE | MODERN | MOVE-IN READY | PRIME LOCATION | CONVENIENT LIVING | Welcome to your new oasis&mdash;an exceptional ground-floor unit tucked inside a charming boutique building in Arbour Lake, Calgary&rsquo;s exclusive lakefront community. Perfect for outdoor enthusiasts, this sought-after neighborhood offers year-round recreation, including: Scenic walking/biking pathways Top-rated schools Parks & sports fields The library & Melcor YMCA Vibrant Crowfoot Shopping District Commuters will love the easy access to Crowchild Trail, Stoney Trail, and John Laurie Blvd, while Crowfoot LRT Station is just a 10-minute walk away. ? Interior Highlights Step into a stylish & functional 2-bedroom, 1-bathroom home, featuring the popular &lsquo;Midtown&rsquo; floor plan. The open-concept layout is enhanced by plush carpeting, creating a cozy, welcoming space. The modern kitchen is a true standout, offering: Elegant quartz countertops Subway tile backsplash Undermount double sink Breakfast bar Sleek stainless steel appliances Ample cabinet & counter space From the living area, step onto your expansive balcony&mdash;perfect for relaxing or entertaining, with plenty of room for outdoor dining and lounge furniture. ??? Private Spaces The primary bedroom is bright and serene, complete with a large closet and generous natural light. The second bedroom is incredibly versatile&mdash;ideal as a guest room, home office, or creative studio. The 4-piece bathroom features: A luxurious 5-foot soaking tub with full-height tile surround Stylish quartz vanity with undermount sink In-suite laundry room with extra storage space ?? Building Perks Enjoy a thoughtfully designed building with top-tier amenities, including: Ample bike storage & visitor parking Security systems & sound-dampening construction Landscaped grounds with underground

irrigation High-speed elevator & energy-efficient Low-E windows In-floor heating, BBQ gas line on balcony Titled underground parking stall with separate storage locker ?? Why You&rsquo;ll Love It With low condo fees, premium finishes, and an unbeatable location, this move-in-ready gem is your chance to embrace the Arbour Lake lifestyle&mdash;one of Calgary&rsquo;s most desirable communities. Don't wait&mdash;schedule your showing today! This exceptional unit won&rsquo;t last long.