



**GRASSROOTS**  
REALTY GROUP

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**1203, 81 Arbour Lake View NW  
Calgary, Alberta**

**MLS # A2263723**



**\$374,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	708 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Membrane	<b>Condo Fee:</b>	\$ 377
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Welcome to Westberry, a boutique condominium residence thoughtfully located in the established and scenic community of Arbour Lake. Set in one of Calgary's most desirable neighbourhoods, this beautifully crafted building offers a refined living experience surrounded by natural beauty and everyday convenience. Enjoy the tranquil setting near Arbour Lake, complete with mountain views, lake access, walking trails, and a vibrant community atmosphere. Westberry is just a five-minute drive from grocery stores, shopping destinations, boutique fitness studios, and an excellent variety of restaurants and entertainment options, making it the perfect balance of comfort and accessibility. This carefully designed Chelsea unit offers 708 square feet (RMS measurement) of well-planned living space, featuring our junior two bedroom layout (the second bedroom does not have a window and could also function as a flex space or den), one full bathroom, and one titled underground parking stall. The interior features sophisticated finishes, including quartz countertops, a designer tile backsplash, luxury hard surface flooring, full-height custom cabinetry, stainless steel appliances, and in-suite laundry. Wall-mounted air conditioning provides comfort in warmer months, while the spacious patio offers an ideal spot for entertaining or unwinding outdoors. Built by Cove Properties, one of Calgary's most trusted multifamily developers known for their commitment to quality and craftsmanship, Westberry is a true example of thoughtful design and attention to detail. Property taxes are not yet fully assessed. This is your opportunity to own in one of northwest Calgary's most established and desirable lake communities - this unit in MOVE-IN READY. Contact your agent today to book a private tour during our sales centre hours and learn more about what

Westberry has to offer.