



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1401, 81 Arbour Lake View NW
Calgary, Alberta

MLS # A2267307



\$325,000

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	515 sq.ft.	Age:	2025 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 290
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-H1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, Storage		

Inclusions: N/A

This is your chance to make your home in THE WESTBERRY…from the award-winning builder Cove Properties here in Arbour Lake West just minutes to all the top-notch shopping, restaurants & services in Crowfoot Centre. Located on the top floor of this upscale boutique condo project, this bright & airy 1 bedroom home enjoys quartz countertops & toasty infloor heating, sleek full bathroom, titled underground parking & wonderful views of the surrounding neighbourhood & horizon. Available for quick possession, you will love the free-flowing design with its high ceilings & recessed modern lighting, open concept living/dining room & beautiful kitchen with soft-close cabinetry & tile floors, glistening quartz counters & Samsung stainless steel appliances. The bedroom is a terrific size & is complemented by a tray ceiling, with large walkthrough closet into the bathroom with walk-in shower & quartz-topped vanity. Insuite laundry/storage with space-saving Whirlpool washer & dryer. Off the living room is your covered Northeast-facing balcony complete with gas BBQ line & peek-a-boo views of the stormwater pond. In the underground parkade is your titled parking stall with adjoining storage locker. Residents of THE WESTBERRY also have access to bike storage, inviting lobby with lounge, ample parking for your guests & is walking distance to a park with playground & stormwater pond. The Arbour Lake Residents Club & the lake are just moments away…with its beaches, tennis courts & playground, & the site of year-round community activities: fishing & boating, ice skating & more. Prime location within walking distance to bus stops, close to neighbourhood schools & the shopping, restaurants & LRT at Crowfoot Centre are all within easy reach. Quick access to Stoney & Crowchild Trails, providing easy access to University of Calgary & hospitals, major retail centers, Shane

Homes & Melcor YMCAs, golf courses & downtown.