



**1102, 81 Arbour Lake View NW
Calgary, Alberta**

MLS # A2199656



\$364,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	634 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 339
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	M2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this stunning brand-new ground-floor unit in a boutique building, perfectly located in Arbour Lake, Northwest Calgary'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 'Midtown 2' floor plan, designed for both style and functionality. An oversized balcony offers a perfect outdoor space for relaxation or entertaining. Inside, the open-concept layout is enhanced by 9' ceilings with 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. The primary bedroom includes a large closet and a large window and sits adjacent to a 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 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!