



GRASSROOTS
REALTY GROUP

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**1117, 81 Arbour Lake View NW
Calgary, Alberta**

MLS # A2200544



\$309,000

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	516 sq.ft.	Age:	2025 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 287
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	M2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: N/A

Welcome to this bright and modern ground-level unit in the heart of Arbour Lake! Located in a boutique building, this home is just steps from schools, parks, the LRT, YMCA, and the Crowfoot Shopping District, offering endless shops, restaurants, and services. Plus, enjoy year-round access to NW Calgary's only community lake! This popular "Tribeca" floor plan (571 sqft builder measurement) is designed for comfort and convenience. The open-concept layout features a stylish kitchen with quartz countertops, a tile backsplash, stainless steel appliances, and a sit-up breakfast bar. The spacious living area flows onto your private patio, while a dedicated dining space and nook offer versatility. The bedroom boasts a large walkthrough closet leading to a spa-inspired 4-piece ensuite with a deep soaker tub and sleek finishes. Extras include "ceilings, luxury vinyl plank flooring, in-floor heating, and energy-efficient windows. You'll also love the assigned parking stall right in front of the unit and your own titled storage locker. The building offers top-tier security, a high-speed elevator, visitor parking, bike storage, and beautifully landscaped grounds. A fantastic home in a prime location—don't miss it!