



GRASSROOTS
REALTY GROUP

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1112, 81 Arbour Lake View NW
Calgary, Alberta

MLS # A2202625



\$479,900

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|------------------|------------------------------------|---------------|------------------|
| Division: | Arbour Lake | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 909 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|----------------------------------------------------------------|-------------------|--------|
| Heating: | In Floor | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 479 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Composite Siding, Stucco, Wood Frame | Zoning: | M2 |
| Foundation: | - | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters | | |

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| Inclusions: | N/A |
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Welcome to this BRAND NEW condo Apartment in this highly sought-after Arbour Lake community! Perfectly situated just minutes from top-rated schools, parks, playgrounds, the Crowfoot Shopping District, and the LRT, this home offers both convenience and an unbeatable lifestyle. With quick access to Crowchild Trail, Stoney Trail, and John Laurie Boulevard, commuting is effortless whether you're heading downtown or out of the city. The Arbour Lake Residents Association provides exclusive access to the private lake, tennis courts, and a vibrant community experience. This stylish 2-Bedroom, 2-Bathroom unit features an open-concept layout with 9 foot ceiling, luxury vinyl plank flooring throughout and quartz countertops. The spacious Living area flows onto a private patio with a BBQ gas line, perfect for outdoor relaxation. The gourmet Kitchen is both stylish and functional, boasting a Kitchen Island with an eating bar and modern stainless steel appliances. The Primary Bedroom includes a walk-through closet leading to a 3-Piece Ensuite. There is a good sized second Bedroom and a full 4-Piece Bathroom. The southwest-facing windows flood the unit in natural light, offering breathtaking sunset views each evening. In-suite Laundry adds extra convenience. This quality condo unit has in floor heating, with titled underground parking, visitor parking, bike storage, and assigned storage. It is within walking distance to schools, sports fields, pathways, and the library. Additionally, this home offers quick access to the LRT, YMCA, and shopping, perfectly balancing comfort and accessibility. Don't miss this incredible opportunity—schedule your viewing today!