

# \$325,000 - 1401, 81 Arbour Lake View Nw, Calgary

MLS® #A2267307

**\$325,000**

1 Bedroom, 1.00 Bathroom, 515 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

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.

Built in 2025

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2267307          |
| Price          | \$325,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 515               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 1401, 81 Arbour Lake View Nw |
| Subdivision | Arbour Lake                  |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3G 0H4                      |

**Amenities**

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                                       |
| Parking        | Parkade, Titled, Underground                                            |

|              |   |
|--------------|---|
| # of Garages | 1 |
|--------------|---|

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Quartz Counters, Storage                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | In Floor                                                                                      |
| Cooling           | None                                                                                          |
| # of Stories      | 4                                                                                             |
| Basement          | None                                                                                          |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, BBQ gas line     |
| Construction      | Brick, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 2nd, 2025 |
| Days on Market | 3                  |
| Zoning         | M-H1               |
| HOA Fees       | 254                |
| HOA Fees Freq. | ANN                |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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