

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

MLS® #A2267307

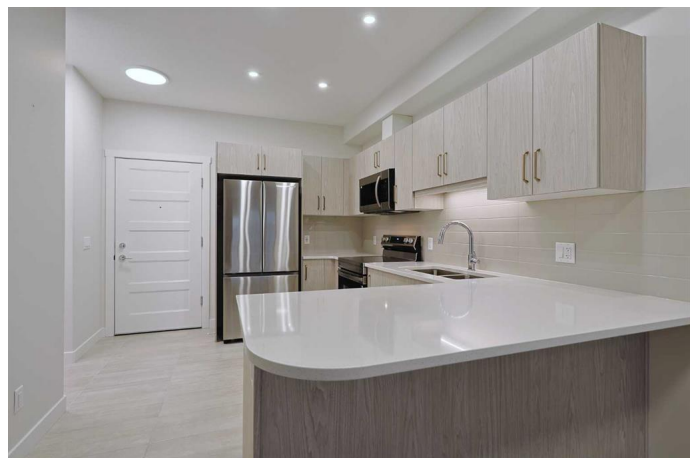
\$325,000

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 1
Zoning M-H1
HOA Fees 254
HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.