

# \$349,900 - 1116, 81 Arbour Lake View, Calgary

MLS® #A2232765

**\$349,900**

2 Bedroom, 1.00 Bathroom, 629 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

| VERSATILE | MODERN | MOVE-IN READY |  
PRIME LOCATION | CONVENIENT LIVING |

Welcome to your new oasis—an exceptional ground-floor unit tucked inside a charming boutique building in Arbour Lake, Calgary’s exclusive lakefront community. Perfect for outdoor enthusiasts, this sought-after neighborhood offers year-round recreation, including:

Scenic walking/biking pathways

Top-rated schools

Parks & sports fields

The library & Melcor YMCA

Vibrant Crowfoot Shopping District

Commuters will love the easy access to Crowchild Trail, Stoney Trail, and John Laurie Blvd, while Crowfoot LRT Station is just a 10-minute walk away.

? Interior Highlights

Step into a stylish & functional 2-bedroom, 1-bathroom home, featuring the popular “Midtown” floor plan. The open-concept layout is enhanced by plush carpeting, creating a cozy, welcoming space.

The modern kitchen is a true standout,



offering:

Elegant quartz countertops

Subway tile backsplash

Undermount double sink

Breakfast bar

Sleek stainless steel appliances

Ample cabinet & counter space

From the living area, step onto your expansive balconyâ€”perfect for relaxing or entertaining, with plenty of room for outdoor dining and lounge furniture.

### ??? Private Spaces

The primary bedroom is bright and serene, complete with a large closet and generous natural light.

The second bedroom is incredibly versatileâ€”ideal as a guest room, home office, or creative studio.

The 4-piece bathroom features:

A luxurious 5-foot soaking tub with full-height tile surround

Stylish quartz vanity with undermount sink

In-suite laundry room with extra storage space

### ?? Building Perks

Enjoy a thoughtfully designed building with top-tier amenities, including:

Ample bike storage & visitor parking

Security systems & sound-dampening

construction

Landscaped grounds with underground irrigation

High-speed elevator & energy-efficient Low-E windows

In-floor heating, BBQ gas line on balcony

Titled underground parking stall with separate storage locker

?? Why Youâ€™ll Love It

With low condo fees, premium finishes, and an unbeatable location, this move-in-ready gem is your chance to embrace the Arbour Lake lifestyleâ€”one of Calgaryâ€™s most desirable communities.

Don't waitâ€”schedule your showing today!  
This exceptional unit wonâ€™t last long.

Built in 2025

**Essential Information**

MLS® #	A2232765
Price	\$349,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	629
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1116, 81 Arbour Lake View
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G5J2

### Amenities

Amenities	Bicycle Storage, Visitor Parking
Parking Spaces	1
Parking	Stall, Titled, Underground

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	In Floor
Cooling	None
# of Stories	4

### Exterior

Exterior Features	BBQ gas line
Construction	Brick, Composite Siding, Stucco, Wood Frame

### Additional Information

Date Listed	June 19th, 2025
Days on Market	15
Zoning	M-G
HOA Fees	231
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
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