

# \$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 balcony—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 versatile—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 | 47              |
| Zoning         | M-G             |
| HOA Fees       | 231             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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