

# \$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	41
Zoning	M-G
HOA Fees	231
HOA Fees Freq.	ANN

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.