

\$639,000 - 1305, 81 Arbour Lake View Nw, Calgary

MLS® #A2194865

\$639,000

2 Bedroom, 2.00 Bathroom, 1,170 sqft
Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Welcome to Westberry, a distinguished boutique condo building nestled in the serene and mature Arbour Lake community. Situated in one of Calgary's most sought-after locales, this impeccably designed residence offers unparalleled living. Your new home enjoys an enviable setting near the picturesque Arbour Lake, with stunning mountain views, exclusive lake access, scenic walking trails, and a vibrant community atmosphere.

Convenience meets luxury, as Westberry is just a five-minute drive from grocery stores, shopping venues, boutique fitness facilities, and a diverse array of dining and entertainment options.

This meticulously crafted LEXINGTON Unit offers 1,170 sq.ft. (RMS Measurement) of thoughtfully designed living space, featuring two bedrooms plus a den, two full bathrooms, and one titled underground parking stall. Designed with sophistication in mind, the interior showcases quartz countertops and waterfall island, quartz backsplash, custom full height cabinetry, stainless steel appliances, in-suite laundry, and a beautifully crafted fireplace. Wall-mounted air conditioning ensures comfort during the warm summer months, while the expansive patio creates an inviting space for entertaining or relaxing in the fresh air.



Developed by Cove Properties, one of Calgary's premier multifamily developers renowned for their dedication to quality construction, Westberry embodies excellence in every aspect. With occupancy available as early as late-March 2025, the first building including this unit will be move-in ready. For those looking to personalize their space or need a little more time to move, the second building is currently in pre-sale, allowing buyers to select their preferred finishes and design elements.

Taxes are not yet fully assessed, and photos shown are of the actual unit. Don't miss this opportunity to elevate your lifestyle in this exceptional residence. Contact your agent today to arrange a viewing during our sales center hours.

Built in 2025

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2194865 |
| Price | \$639,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,170 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Apartment |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 1305, 81 Arbour Lake View Nw |
| Subdivision | Arbour Lake |
| City | Calgary |

| | |
|-------------|---------|
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 0H4 |

Amenities

| | |
|----------------|---------------|
| Amenities | None |
| Parking Spaces | 1 |
| Parking | Stall, Titled |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters |
| Appliances | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer |
| Heating | In Floor |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony |
| Roof | Flat, Membrane |
| Construction | Brick, Cement Fiber Board, Stucco, Wood Frame |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 19th, 2025 |
| Days on Market | 44 |
| Zoning | M2 |
| HOA Fees | 231 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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.