# \$408,267 - 1203, 81 Arbour Lake View Nw, Calgary

MLS® #A2195780

### \$408,267

2 Bedroom, 1.00 Bathroom, 708 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. Located in one of Calgary's most sought-after neighborhoods, this impeccably designed residence offers an exceptional living experience. Enjoy an enviable setting near the picturesque Arbour Lake, with stunning mountain views, exclusive lake access, scenic walking trails, and a vibrant community atmosphere.

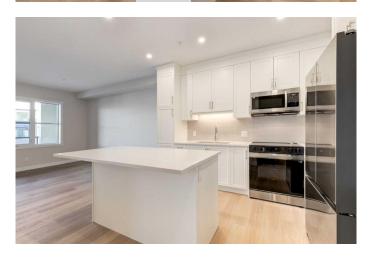
Convenience meets luxury, as Westberry is just a five-minute drive from grocery stores, shopping venues, boutique fitness facilities, and a diverse array of dining and entertainment options.

This thoughtfully designed CHELSEA Unit offers 708 sq.ft. (RMS Measurement) of efficiently planned living space, featuring two bedrooms (one of which could be used as a den), one full bathroom, and one titled underground parking stall.

Crafted with sophistication in mind, the interior boasts quartz countertops, a designer tile backsplash, custom full-height cabinetry, stainless steel appliances, and in-suite laundry. Wall-mounted air conditioning ensures comfort during warm summer months, while the expansive patio provides the perfect space for entertaining or relaxing in the fresh air.







Developed by Cove Properties, one of Calgary's premier multifamily developers known for their commitment to quality construction, Westberry exemplifies excellence in every detail.

With occupancy available as early as late March 2025, the first buildingâ€"including this unitâ€"will be move-in ready. For those looking to personalize their space or needing a bit 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® # A2195780 Price \$408,267

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 708
Acres 0.00
Year Built 2025

Type Residential
Sub-Type Apartment
Style Apartment
Status Active

# **Community Information**

Address 1203, 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 Closet Organizers, Kitchen Island, Open Floorplan

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

Washer

Heating Forced Air, Natural Gas

Cooling Wall Unit(s)

# of Stories 4

#### **Exterior**

Exterior Features Balcony

Roof Flat, Membrane

Construction Brick, Composite Siding, Stucco, Wood Frame

#### **Additional Information**

Date Listed February 19th, 2025

Days on Market 68
Zoning M2
HOA Fees 231
HOA Fees Freq. ANN

## **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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