

# \$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 building including this unit 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	49
Zoning	M2
HOA Fees	231
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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