1202 81 Arbour Lake View NW

Calgary | Active | MLS® A2359493

$364,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**2025**	**621.22 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Discover a serene retreat within Calgary’s sought-after Arbour Lake community, embodied by this like new apartment offering a convenient and comfortable lifestyle. Situated in NW Calgary, this single-level unit within a low-rise structure presents a wonderful opportunity for buyers seeking ease and access. Boasting 621 square feet of finished living area, this conventional condo provides ample space for relaxation and everyday living, featuring vinyl plank flooring throughout and accented by quartz countertops. Residents enjoy the added convenience of an underground parking stall with caged storage in front of the stall within the secure parkade. Lots of outdoor visitor parking for convenience. Inside, you’ll find two bedrooms above grade and one full bathroom, creating a functional layout for individuals or couples. Laundry needs are effortlessly handled with an integrated laundry suite within the apartment itself. Step outside onto your private balcony and appreciate the surrounding tranquility, knowing that beach access, park amenities, tennis courts, walking/bike paths, and playground facilities await just steps away. With community features including a clubhouse, fishing opportunities, and access to the picturesque lake, Arbour Lake provides an exceptional environment for recreation and connection. Sidewalks and nearby schools enhance the appeal for families, while tennis courts offer active pursuits. Great access to major roadways and LRT. Crowfoot shopping nearby offering an array of amenities!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359493
Bedrooms	2
Bathrooms	1
Year Built	2025
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	621.22 sq. ft.
Main Level Finished Area:	621.22 sq. ft.
Condo Fee:	$344.90
Condo Fee Includes:	Common Area Maintenance, Heat, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	Northwest
Unit Exposure:	East
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2025 (Age: 1)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	2412130
Heating:	In Floor
New Constr.:	No
Construction Material:	Brick, Cement Fiber Board, Wood Frame
Structure Type:	Low Rise (2-4 stories)

Roof:	Flat
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parkade, Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$254.10
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Arbour Lake
Amenities:	Beach Access, Park, Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed, Short Term Rentals Not Allowed
Pets Allowed:	Cats OK, Dogs OK, Yes
Main Floor	Living Room · 12'7" × 11'7" ·
Main Floor	Kitchen · 12' × 9'9" ·
Main Floor	Bedroom - Primary · 10'7" × 10'1" ·
Main Floor	Bedroom · 10'1" × 9'6" ·
Title to Land:	Fee Simple

Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Schools Nearby, Sidewalks, Tennis Court(s), Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Quartz Counters
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-H1
Listed Date:	Nov 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1202-81-arbour-lake-view-nw-calgary-a2359493/

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