1203 81 Arbour Lake View NW

Calgary | Active | MLS® A2340482

$374,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2025**	**708.2 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Coldwell Banker Mountain Central

A closer look

Experience the best of contemporary condo living in one of Northwest Calgary's most sought-after communities. Built by award-winning Cove Properties, this beautifully designed 2025 home offers 708 sq. ft. of thoughtfully planned living space in Arbour Lake - Northwest Calgary's only lake community.

The bright, open-concept interior feels remarkably spacious, with a stylish kitchen featuring quartz countertops, stainless steel appliances and a generous island that opens naturally to the dining and living areas. The large primary bedroom easily accommodates substantial furniture, while an impressive 10'4" × 9'3" flex space gives you the freedom to create the home office, den, fitness room or hobby space you need.

Enjoy the comfort of in-floor heating and air conditioning, convenient in-suite laundry, a four-piece bathroom with soaking tub, and a private balcony with natural gas BBQ line. Titled underground parking is included, and an additional storage unit located in a secure room in the parkade is available for purchase.

And then there is Arbour Lake itself. Residents enjoy access to the community's private lake and year-round recreation including swimming, boating, fishing and skating, together with parks, pathways and community activities. Beautifully built, thoughtfully designed and surrounded by the lifestyle advantages of an established lake community, this is an exceptional opportunity to own a brand new Cove Properties home in Arbour Lake.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340482
Bedrooms	1
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:	708.2 sq. ft.
Condo Fee:	$377.00
Condo Fee Includes:	Common Area Maintenance, Heat, Maintenance Grounds, Professional Management, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	Northeast
Unit Exposure:	Northeast
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2025 (Age: 1)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	2412130
Heating:	In Floor, Natural Gas
Builder:	Cove Properties
New Constr.:	Yes
Construction Material:	Brick, Cement Fiber Board, Wood Frame
Structure Type:	Low Rise (2-4 stories)

Roof:	Flat, Membrane, Rubber
Ensuite:	No
Flooring:	Carpet, Vinyl Plank
Cooling:	Wall Unit(s)
Fireplaces:	0
Garage:	No
Parking:	Parkade, Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$231.00
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Arbour Lake
Amenities:	Bicycle Storage, Elevator(s), Visitor Parking
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked
Inclusions:	None
Restrictions:	Pets Allowed, Short Term Rentals Not Allowed
Pets Allowed:	Cats OK, Dogs OK
Main Floor	Kitchen · 11'10" × 9'10" ·
Main Floor	Living Room · 12'8" × 10'3" ·
Main Floor	Dining Room · 6' × 6' ·
Main Floor	Foyer · 5' × 5' ·
Main Floor	Bedroom - Primary · 12'11" × 12'6" ·

Main Floor	Flex Space · 10'4" × 9'3" ·
Main Floor	Laundry · 3'3" × 3'3" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)
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:	Oct 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1203-81-arbour-lake-view-nw-calgary-a2340482/

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