1209 81 Arbour Lake View NW

Calgary | Active | MLS® A2346151

$365,000









Bedrooms	Bathrooms	Year Built	Living area
1	1	2025	529.48 sq. ft.

Your next move starts with a conversation.

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Listed by eXp Realty

A closer look

ARBOUR LAKE ACCESS | MOUNTAIN VIEWS | TITLED UNDERGROUND PARKING & STORAGE | RARE OVERSIZED BALCONY

Welcome to upscale, low-maintenance living in the sought-after 'Tribeca' floor plan (528 sq ft RMS / 571 sq ft builder measurement), situated in a boutique four-storey building in prime Arbour Lake. Perfectly presented as a pristine, smoke-free, and pet-free home, this residence seamlessly blends a bright, modern aesthetic with premier local amenities and full year-round access to NW Calgary’s only community lake.

The gourmet kitchen serves as the heart of the home, appointed with 3 cm luxury quartz countertops, a hand-set stacked tile backsplash, an undermount double sink, a sit-up breakfast bar, a stainless steel appliance package, and rich cabinet storage. Flowing effortlessly from the kitchen, the open main living area showcases nine-foot ceilings, durable laminate flooring, a dedicated dining space, and a built-in computer nook perfect for a home workstation. Direct access leads to an extraordinary 16’9” x 6’11” private balcony complete with balcony flooring, a gas BBQ hookup, and sweeping, unobstructed mountain views.

The primary suite offers a spacious retreat featuring custom closet organizers and a walkthrough closet that leads into a spa-inspired four-piece cheater ensuite, complete with a five-foot soaker tub, full-height tile surround, quartz vanity, and designer fixtures. Everyday convenience is elevated by in-floor natural gas heating, wall-unit air conditioning, carpeted bedroom comfort, and a separate laundry room equipped with a stacked washer/dryer and extra storage space.

Complete with one titled underground parking stall (featuring a heated ramp for winter traction), an assigned storage locker cage directly behind the stall, and access to a massive bike storage room, the unit delivers total practicality. The sound-dampened building provides an ERV fresh air intake system, energy-efficient Low-E PVC windows, a grand two-storey furnished lobby with a fireplace, high-speed elevator service, state-of-the-art security, visitor parking, and low condo fees managed by Quarter Park Management that cover heat, maintenance, insurance, and reserve contributions.

Enjoy an exceptional lifestyle within walking distance of the Crowfoot Shopping District, LRT station, Melcor YMCA, library, schools, and parks, paired with quick commuter access via Crowchild Trail, Stoney Trail, and John Laurie Boulevard.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346151
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:	529.48 sq. ft.
Main Level Finished Area:	529.48 sq. ft.
Condo Fee:	$289.71
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Acreage:	No
Front Exposure:	Northwest
Unit Exposure:	South
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:	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:	Radiant
New Constr.:	No
Construction Material:	Concrete, Mixed
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Carpet, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
HOA Fee:	$269.29
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, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer/Dryer, Window Coverings
Inclusions:	FOB for Building access
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Entrance · 5'9" × 4' ·
Main Floor	Kitchen · 12'9" × 6'6" ·
Main Floor	Dining Room · 6'6" × 6' ·
Main Floor	Living Room · 10'7" × 9' ·
Main Floor	Bedroom - Primary · 11'7" × 9' ·
Main Floor	Laundry · 5'9" × 3'1" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Storage
Patio And Porch Features:	Deck
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-H1
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1209-81-arbour-lake-view-nw-calgary-a2346151/

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