

# \$639,000 - 1305, 81 Arbour Lake View Nw, Calgary

MLS® #A2194865

**\$639,000**

2 Bedroom, 2.00 Bathroom, 1,170 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. Situated in one of Calgary's most sought-after locales, this impeccably designed residence offers unparalleled living. Your new home enjoys 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 meticulously crafted LEXINGTON Unit offers 1,170 sq.ft. (RMS Measurement) of thoughtfully designed living space, featuring two bedrooms plus a den, two full bathrooms, and one titled underground parking stall. Designed with sophistication in mind, the interior showcases quartz countertops and waterfall island, quartz backsplash, custom full height cabinetry, stainless steel appliances, in-suite laundry, and a beautifully crafted fireplace. Wall-mounted air conditioning ensures comfort during the warm summer months, while the expansive patio creates an inviting space for entertaining or relaxing in the fresh air.



Developed by Cove Properties, one of Calgary's premier multifamily developers renowned for their dedication to quality construction, Westberry embodies excellence in every aspect. 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 need a little 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® #	A2194865
Price	\$639,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,170
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	1305, 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	Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Roof	Flat, Membrane
Construction	Brick, Cement Fiber Board, Stucco, Wood Frame

### **Additional Information**

Date Listed	February 19th, 2025
Days on Market	46
Zoning	M2
HOA Fees	231
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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