

# \$395,000 - 1203, 81 Arbour Lake View Nw, Calgary

MLS® #A2236642

**\$395,000**

2 Bedroom, 1.00 Bathroom, 708 sqft

Residential on 0.00 Acres

Arbour Lake, Calgary, Alberta

Welcome to Westberry, a boutique condominium residence thoughtfully located in the established and scenic community of Arbour Lake. Set in one of Calgary's most desirable neighbourhoods, this beautifully crafted building offers a refined living experience surrounded by natural beauty and everyday convenience. Enjoy the tranquil setting near Arbour Lake, complete with mountain views, lake access, walking trails, and a vibrant community atmosphere.

Westberry is just a five-minute drive from grocery stores, shopping destinations, boutique fitness studios, and an excellent variety of restaurants and entertainment options, making it the perfect balance of comfort and accessibility.

This carefully designed Chelsea unit offers 708 square feet (RMS measurement) of well-planned living space, featuring our junior two bedroom layout (the second bedroom does not have a window and could also function as a flex space or den), one full bathroom, and one titled underground parking stall.

The interior features sophisticated finishes, including quartz countertops, a designer tile backsplash, luxury hard surface flooring, full-height custom cabinetry, stainless steel appliances, and in-suite laundry. Wall-mounted air conditioning provides comfort in warmer



months, while the spacious patio offers an ideal spot for entertaining or unwinding outdoors.

Built by Cove Properties, one of Calgary’s most trusted multifamily developers known for their commitment to quality and craftsmanship, Westberry is a true example of thoughtful design and attention to detail. Property taxes are not yet fully assessed.

This is your opportunity to own in one of northwest Calgary’s most established and desirable lake communities - this unit in MOVE-IN READY. Contact your agent today to book a private tour during our sales centre hours and learn more about what Westberry has to offer.

Built in 2025

**Essential Information**

MLS® #	A2236642
Price	\$395,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	708
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
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	Membrane, Flat
Construction	Composite Siding, Stucco, Wood Frame, Brick

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	74
Zoning	M2
HOA Fees	231
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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