\$374,900 - 1203, 81 Arbour Lake View Nw, Calgary

MLS® #A2263723

\$374,900

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.

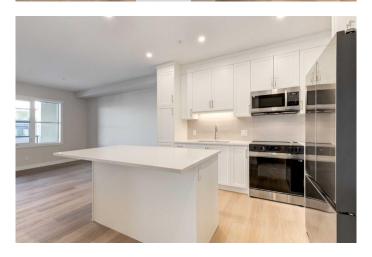
Westberry is just a five-minute drive from grocery stores, shopping destinations, boutique fitness studios, and an excellent variety of restaurants and entertainment options, making it the perfect balance of comfort and accessibility.

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® # A2263723 Price \$374,900

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 Titled, Stall

Interior

Interior Features Closet Organizers, Kitchen Island, Open Floorplan

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer,

Stove(s)

Heating Forced Air, Natural Gas

Cooling Wall Unit(s)

of Stories 4

Exterior

Exterior Features Balcony

Roof Flat, Membrane

Construction Brick, Composite Siding, Stucco, Wood Frame

Additional Information

Date Listed November 5th, 2025

Zoning M-H1 HOA Fees 231

HOA Fees Freq. ANN

Listing Details

Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.