



GRASSROOTS
REALTY GROUP

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**1416, 81 Arbour Lake View NW
Calgary, Alberta**

MLS # A2324826



\$388,800

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	627 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parkade, Parking Pad, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Flat Torch Membrane, Flat	Condo Fee:	\$ 342
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vinyl Windows		

Inclusions: Furnishings are Negotiable.

TWO TITLED PARKING | TOP FLOOR | AIR CONDITIONED | RADIANT HEATING THROUGHOUT | Discover Westberry by Cove Properties — an exceptional opportunity to own in one of Northwest Calgary's most desirable new developments. This thoughtfully designed home showcases the highly sought-after Midtown floor plan, now completely sold out within the building, making this a rare opportunity to secure one of Westberry's most functional and desirable layouts. Perfectly positioned with premium courtyard views, the home offers a bright, peaceful outlook while providing an ideal blend of privacy and natural light. The intelligently designed open-concept layout seamlessly connects the kitchen, dining, and living spaces, creating an inviting environment for entertaining or everyday living. Two generously sized bedrooms offer excellent flexibility for professionals, couples, roommates, young families, or those working from home. Central air conditioning ensures year-round comfort, providing a cool retreat during Calgary's warm summer months while adding another premium feature that today's buyers increasingly value. Located in Arbour Lake, Calgary's original and most established lake community, residents enjoy the benefits of a mature neighbourhood with outstanding long-term desirability. Enjoy private year-round lake access, extensive walking and biking pathways, excellent schools within walking distance, Crowfoot shopping and restaurants, nearby LRT access, and convenient connections throughout the city. Combining an exceptional lifestyle with consistently strong resale demand, Arbour Lake remains one of Northwest Calgary's most sought-after communities. Adding even more value is an exceptionally rare parking and storage package seldom found in apartment living: two titled parking stalls—one secure underground stall and one

surface stall—plus a dedicated exterior storage locker conveniently located adjacent to the underground parking stall. Whether you need space for seasonal tires, bikes, golf clubs, skis, camping gear, or other outdoor equipment, this additional storage provides everyday convenience while enhancing the home's long-term functionality and resale appeal. Whether you're a first-time buyer, downsizer, investor, or simply looking for an exceptional home in an established lake community, this sold-out Midtown floor plan, premium courtyard setting, central air conditioning, two titled parking stalls, and dedicated storage locker combine to create one of the most compelling offerings available in Westberry. ** FURNITURE IS NEGOTIABLE **