



81 Arbour Lake View Calgary Alberta

\$364,900

| VERSATILE | MODERN | MOVE-IN-READY | LOCATION | CONVENIENT | Discover your new oasis in this exceptional ground-floor unit nestled within a charming boutique building in Arbour Lake, Calgary's exclusive lakefront community. This sought-after neighborhood is a haven for outdoor enthusiasts, offering a wealth of recreational activities year-round. You'll find top-rated schools, sports fields, parks, scenic pathways, the library, the Melcor YMCA, and the lively Crowfoot Shopping District - all just a short stroll away. Plus, quick access to major routes like Crowchild Trail, Stoney Trail, and John Laurie Boulevard makes commuting a breeze, while Crowfoot Station is conveniently just a 10-minute walk for public transit users. Step inside to embrace a stylish and functional 2-bedroom, 1-bathroom layout featuring the highly coveted 'Midtown' floor plan. The spacious open-concept living area is adorned with plush carpeting, creating a warm and welcoming atmosphere. The kitchen is a standout, boasting elegant quartz countertops, a modern subway tile backsplash, an undermount double sink, a breakfast bar, stainless steel appliances, and generous cabinet and counter space—perfect for culinary enthusiasts. The expansive balcony, accessible from the living area, invites relaxation and outdoor entertaining with ample room for gatherings. Retreat to the primary bedroom, where you'll find a large closet and an abundance of natural light. The second bedroom is versatile, ideal as a guest room, home office, or additional living space. The stylish 4-piece bathroom features a luxurious 5-foot soaking tub with full-height tile surround, a chic quartz vanity with an undermount sink, and is conveniently located near the in-suite laundry room with extra storage. The building offers outstanding amenities, including ample bike storage, visitor parking, top-tier security, sound-dampening co...

Living room 12.50 Ft x 11.67 Ft

Kitchen 12.00 Ft x 10.67 Ft

Primary Bedroom 10.58 Ft x 10.08 Ft

Bedroom 10.17 Ft x 9.50 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

Other 14.50 Ft x 7.83 Ft

Foyer 5.67 Ft x 3.67 Ft

Laundry room 12.50 Ft x 11.67 Ft

Listing Presented By:



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