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1203, 81 Arbour Lake View NW Calgary, Alberta

MLS # A2236642



Forced Air, Natural Gas

Carpet, Vinyl Plank

Flat, Membrane

\$395,000

Division:	Arbour Lake			
Туре:	Residential/Low Rise (2-4 stories)			
Style:	Apartment-Single Level Unit			
Size:	708 sq.ft.	Age:	2025 (0 yrs old)	
Beds:	2	Baths:	1	
Garage:	Stall, Titled			
Lot Size:	-			
Lot Feat:	-			
	Water:	-		
	Sewer:	-		
	Condo Fee:	\$ 377		
	LLD:	-		
	Zoning:	M2		
	Utilities:	-		

Features: Closet Organizers, Kitchen Island, Open Floorplan

Brick, Composite Siding, Stucco, Wood Frame

Inclusions: N/A

Heating:

Floors:

Roof:

Basement:

Foundation:

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 two bedrooms—one of which could function as a 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.

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