



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**81 ARBOUR LAKE View #1203, Calgary T3G 0H4**

MLS® #: **A2195780**

Area: **Arbour Lake**

Listing Date: **02/19/25**

List Price: **\$408,267**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2025**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **708**  
Low Sqft:  
Ttl Sqft: **708**

DOM

**63**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall,Titled**

Utilities and Features

Roof: **Flat,Membrane**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Composite Siding,Stucco,Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**  
Int Feat: **Closet Organizers,Kitchen Island,Open Floorplan**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>38`10" x 32`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>19`8" x 19`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>42`5" x 41`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>30`4" x 16`2"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>41`7" x 33`8"</b>
<b>Foyer</b>	<b>Main</b>	<b>16`5" x 16`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>33`11" x 30`4"</b>
<b>Laundry</b>	<b>Main</b>	<b>10`8" x 10`8"</b>

Legal/Tax/Financial

Condo Fee:  
**\$377**

Title:  
**Fee Simple**

Zoning:  
**M2**

Legal Desc:	2412130	Fee Freq: Monthly	Remarks
Pub Rmks:	<p><b>Welcome to Westberry, a distinguished boutique condo building nestled in the serene and mature Arbour Lake community. Located in one of Calgary's most sought-after neighborhoods, this impeccably designed residence offers an exceptional living experience. Enjoy an enviable setting near the picturesque Arbour Lake, with stunning mountain views, exclusive lake access, scenic walking trails, and a vibrant community atmosphere. Convenience meets luxury, as Westberry is just a five-minute drive from grocery stores, shopping venues, boutique fitness facilities, and a diverse array of dining and entertainment options. This thoughtfully designed CHELSEA Unit offers 708 sq.ft. (RMS Measurement) of efficiently planned living space, featuring two bedrooms (one of which could be used as a den), one full bathroom, and one titled underground parking stall. Crafted with sophistication in mind, the interior boasts quartz countertops, a designer tile backsplash, custom full-height cabinetry, stainless steel appliances, and in-suite laundry. Wall-mounted air conditioning ensures comfort during warm summer months, while the expansive patio provides the perfect space for entertaining or relaxing in the fresh air. Developed by Cove Properties, one of Calgary's premier multifamily developers known for their commitment to quality construction, Westberry exemplifies excellence in every detail. With occupancy available as early as late March 2025, the first building—including this unit—will be move-in ready. For those looking to personalize their space or needing a bit more time to move, the second building is currently in pre-sale, allowing buyers to select their preferred finishes and design elements. Taxes are not yet fully assessed, and photos shown are of the actual unit. Don't miss this opportunity to elevate your lifestyle in this exceptional residence. Contact your agent today to arrange a viewing during our sales center hours.</b></p>		
Inclusions:	N/A		
Property Listed By:	Century 21 Bamber Realty LTD.		

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









