

# \$270,000 - 62, 99 Arbour Lake Road Nw, Calgary

MLS® #A2233119

## \$270,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

Regent Mobile Home ( 16 x 76) in the Watergrove Mobile Home Park. Corner Lot. Home has been well maintained. This home is move in ready. Vaulted Ceilings, 3 Large bedrooms, 4 pc main bath. Large Master Bedroom with walk in closet and a 4 pc ensuite bathroom, ensuite includes a soaker tub. Large Kitchen with skylight, comes with Newer Stove , Fridge, Dishwasher , Front Load Washer and Dryer. Good sized Dining Room, Large Living Room comes with a Electric Fireplace, Laundry Room off kitchen , Comes with upgraded blinds and all window coverings. Laminate flooring with carpet in 1 bedroom. Newer windows. Central Air, Shingles were replace 2023. Covered Carport , Shed (10 x 12) at the rear with secluded Deck at the rear . Good size yard. This mobile home is situated in Watergrove Mobile Home Park in Arbour Lake. , This park is a 45+ park. Pets need approval from Park and must be 15 inches to the hip or less. Close to all amenities. The monthly lot rent of \$855 includes water, sewer, recycling, garbage pickup, plus all clubhouse amenities. These amenities include outdoor heated seasonal swimming pool, indoor hot tub, sauna, billiards/games room, library and much much more! Easy access to the Arbour Lake LRT, many Crowfoot businesses, clinics, restaurants, grocery stores, and much much more! Easy access to Stoney Trail. Realtor lives in the Park so easy to show



Built in 1993

## Essential Information

MLS® #	A2233119
Price	\$270,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.00
Year Built	1993
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

## Community Information

Address	62, 99 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4E4

## Amenities

Utilities	Cable Available, Electricity Connected, Garbage Collection, High Speed Internet Available, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Carport
Has Pool	Yes

## Interior

Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplaces	Electric, Living Room

## Exterior

Exterior Features	Storage
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	June 21st, 2025
Days on Market	23

### **Listing Details**

Listing Office	Stonemere Real Estate Solutions
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