

# \$279,900 - 67, 99 Arbour Lake Road Nw, Calgary

MLS® #A2233950

## \$279,900

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

Welcome to this well maintained and move-in ready 2004-built home in Watergrove Mobile Home Park, one of the newest homes currently available in this well-established 45+ community. Offering 1,216 sq ft of comfortable living space, this 3-bedroom, 2-bathroom home is located on a desirable corner lot on a quiet cul-de-sac, with convenient access to a nearby walking path. The sunny south-facing deck provides the perfect spot to enjoy your morning coffee or unwind in the afternoon sun. Inside, the home features a bright and functional layout with a skylight over the main living area, a spacious kitchen with ample cabinetry, and a large primary bedroom complete with a walk-in closet and private ensuite. Thoughtful updates include a brand-new furnace and central air conditioning (2024) and new shingles (2021), offering peace of mind for years to come. Located in Watergrove Mobile Home Park in Arbour Lake, residents enjoy a clubhouse, fitness center, hot tub, library, and a friendly, social atmosphere—just minutes from Crowfoot shopping, restaurants, and transit. This is a rare opportunity to own a newer home in the park that combines value, location, and important mechanical upgrades all in one. Book your showing today before it's too late.

Built in 2004

## Essential Information



MLS® #	A2233950
Price	\$279,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.00
Year Built	2004
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

### **Community Information**

Address	67, 99 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4E4

### **Amenities**

Amenities	Parking, Party Room, Snow Removal, Spa/Hot Tub, Visitor Parking, Clubhouse, Outdoor Pool, RV/Boat Storage
Utilities	Cable Available, Electricity Connected, Garbage Collection, High Speed Internet Available, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Asphalt, Attached Carport, Driveway, Plug-In

### **Interior**

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Skylight(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air

### **Exterior**

Roof	Asphalt Shingle
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Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	30

### **Listing Details**

Listing Office	Real Broker
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