

# \$224,900 - 235, 99 Arbour Lake Road Nw, Calgary

MLS® #A2266905

**\$224,900**

3 Bedroom, 2.00 Bathroom, 1,230 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

Welcome to this great mobile home in Watergrove, the premiere 45+ mobile home park in Calgary, boasting a fabulous clubhouse, outdoor pool, sauna, recreation room/party room, pool tables, and enough activities to keep you busy every single day! This 3 bed, 2 bath home with central A/C has been lovingly cared for and it shows. The spacious kitchen has a large breakfast bar, a generous amount of cabinetry, stainless appliances, a large dining area, and a skylight to bring in the sunshine. The living room easily accommodates a variety of furniture options and is accented by a vaulted beamed ceiling. This open floorplan offers two bedrooms and a full bath at this end of the home, with the large primary bedroom at the opposite end. The primary bedroom has a 4 pce ensuite and a large walk-in closet. This home has had many upgrades throughout the years as follows: 2016 hot water tank, new chimney replacement, 2017 new siding, skirting, asphalt application on the driveway and releveled, 2018 Removal of Poly B to Pex waterlines, and a brick pathway to the shed. 2019 roof upgrade (repair and replace new shingles as required), skylights, deck expansion with roof addition. This home has modern touches with wide-plank laminate flooring, a spacious foyer, and a large living room window to bring in natural light, giving a bright, spacious feel. Located in a great location, with lovely curb appeal, close to the greenspace, and in an amenity filled



community – this home is just waiting for its new owner. Nearby Crowfoot Centre provides every amenity you can imagine. Immediate possession available. Lot fee of \$860 includes water/sewer, garbage pickup and recycling. Lease and pet approval is required.

Built in 1992

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2266905                |
| Price          | \$224,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,230                   |
| Acres          | 0.00                    |
| Year Built     | 1992                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 235, 99 Arbour Lake Road Nw |
| Subdivision | Arbour Lake                 |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 4E4                     |

**Amenities**

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 2                     |
| Parking        | Driveway, Parking Pad |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, See |
|-------------------|---------------------------------------------------------------------|

|            |                                                                                                          |
|------------|----------------------------------------------------------------------------------------------------------|
|            | Remarks, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows                                         |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating    | Forced Air, Natural Gas                                                                                  |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | BBQ gas line, Storage |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 26th, 2025 |
| Days on Market | 8                  |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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