

\$245,000 - 287, 99 Arbour Lake Road Nw, Calgary

MLS® #A2252889

\$245,000

3 Bedroom, 2.00 Bathroom, 1,214 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

2024 Moduline 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 pantry , Comes with Stove , Fridge, Dishwasher, Over the range Microwave, Front Load Washer and Dryer. Good sized Dining Room, Large Living Room, Laundry Room off kitchen. Upgraded blinds and all window coverings. Newer double pane windows., New Central Air , Shingles Shed (10 x 12) at the rear . Good size yard. This mobile home is situated in Watergrove Mobile Home Park in Arbour Lake. , his newer single wide home has the front facing south and large 8'x24' MAINTENANCE FREE deck where you can sit in the sunshine all day plus gaze at the terrific view of the mountains to the west. On this deck you also get a metal gazebo. Large fenced-in area . Storage shed is 10'x12' insulated and wired for power. Some features include vaulted ceilings, sky-light, oval jetted tub in ensuite, , Hot water heater new in 2024, all window coverings. Adult only community within easy walking to all kinds of amenities in Crowfoot business district. Some of these include a cinema theatre, most major banks, car dealerships, clinics, convenience stores with gas bars, grocery stores, the LRT, liquor stores, eating places and much much more. Also easy access to major routes to



easily take you out of the city either North or West on Crowchild Trail, and Stoney Trail. 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 2004

Essential Information

MLS® #	A2252889
Price	\$245,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,214
Acres	0.00
Year Built	2004
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	287, 99 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4E4

Amenities

Utilities	Cable Available, Electricity Connected, Internet Available, Natural Gas Connected
Parking Spaces	2
Parking	Parking Pad, Asphalt
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Hood Fan, Refrigerator, Washer/Dryer, window Coverings, Gas water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

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

Additional Information

Date Listed	August 30th, 2025
Days on Market	2

Listing Details

Listing Office	Stonemere Real Estate Solutions
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