

\$230,000 - 62, 99 Arbour Lake Road Nw, Calgary

MLS® #A2241500

\$230,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft
Single Family

Arbour Lake, Calgary, Alberta

Don't miss this home it is priced to sell. Pride of ownership is very evident in this home. In the winter sit in your living room and watch the skiers at COP and view of the mountains .

This home has a private deck behind the shed and you even sit and pick apples to eat. 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 with a cover to give lots of light and takes away the glare, Comes with Newer Stove , Fridge, Dishwasher, Front Load Washer and Dryer. Good sized Dining Room, Large Living Room, Laundry Room off kitchen. 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 (id:6289)

Built in 1993

Essential Information

Listing #	A2241500
Price	\$230,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,216
Year Built	1993
Type	Single Family
Style	Mobile Home

Community Information

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

Amenities

Amenities	Park, Recreation Nearby, Shopping
Utilities	Cable, Electricity, Natural Gas, Sewer, Water
Features	No Smoking Home
Parking Spaces	2
Parking	Carport
# of Garages	1
Has Pool	Yes
Pool	Outdoor pool, Inground pool

Interior

Appliances	Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings, Washer & Dryer, Water Heater - Gas
Heating	Natural gas Forced air

Cooling	Central air conditioning
# of Stories	1

Exterior

Exterior	Vinyl siding
Foundation	Piled

Listing Details

Listing Office	Stonemere Real Estate Solutions
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Listing information last updated on October 13th, 2025 at 1:16pm CDT