$250,000 - 271, 99 Arbour Lake Road Nw, Calgary

MLS® #A2194943

$250,000
3 Bedroom, 2.00 Bathroom, 1,264 sqft
Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

Welcome to the vibrant 45+ community of Watergove in Arbour Lake! 271, 99 Arbour Lake Rd NW is a beautifully updated, bright and welcoming double-wide home. It boasts a spacious double driveway with room for 2 cars and offers a private yard with flagstone, a garden full of vegetables, herbs, and fruit, plus a lovely choke cherry tree and lilacs. This home has sunny east facing windows and a gorgeous front sitting room. The kitchen has ample cupboards, including a breakfast bar. There is a dining nook, as well as a second flexible dining area, currently being used as an office space! With three bedrooms, one being used a sewing den currently, and two full bathrooms, this home has space for everyone. Key updates include a brand new furnace (March 2025), metal roof (resealed 2022), new windows (2017), plumbing and Poly B replaced (2022), and a new On Demand Tankless Hot Water (2023). The foundation was re-leveled in 2022, and the skirting was repaired. Inside, enjoy fresh paint (2023), new carpet and laminate flooring, a brand-new dishwasher, and a new front door. Plus, the home is equipped with a large covered front patio, enclosed storage, and new shed (2022), plus two outdoor taps to keep your garden top notch! There is an additional storage room off the side with plenty of space for a deep freeze, Christmas decorations, or whatever you need tucked just an arms reach away. Located across from green space and the pathway, it is just a short walk to the clubhouse which

includes access to outstanding amenities in the peaceful 45+ age-restricted park - an outdoor heated pool, indoor hot tub, workout area, sauna, billiards, games room, and more. Lot rent includes water, sewer, recycling, garbage, and clubhouse access. Conveniently located near the LRT and Crowfoot Crossing with ample shops and restaurants, this is a must-see!

Built in 1973

Essential Information

MLS® #	A2194943
Price	$250,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,264
Acres	0.00
Year Built	1973
Type	Mobile
Sub-Type	Mobile
Style	Double Wide Mobile Home
Status	Active

Community Information

Address	271, 99 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4E4

Amenities

Amenities	Clubhouse, Outdoor Pool, Recreation Room, Sauna, Spa/Hot Tub
Parking Spaces	2
Parking	Driveway, Off Street, Parking Pad, Front Drive

Interior

Interior Features	Built-in Features, Jetted Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Breakfast Bar
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Exterior

Roof	Metal
Foundation	Wood, Piling(s)

Additional Information

Date Listed	February 15th, 2025
Days on Market	83

Listing Details

Listing Office	CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.