

# \$194,000 - 290, 99 Arbour Lake Road Nw, Calgary

MLS® #A2217222

**\$194,000**

2 Bedroom, 1.00 Bathroom, 903 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

Welcome to Watergrove, a 45+ community situated in the northwest neighbourhood of Arbour Lake. This home is situated in a fantastic location, on a quiet cul-de-sac, three lots over from a beautiful green space with walking paths, and is FULLY FENCED (2024). A quick stroll to the Clubhouse is where you can enjoy year round amenities including an outdoor heated swimming pool, indoor hot tub, and a fitness/games room. Located nearby to shopping in Crowfoot Village, the C-Train, Crowchild Trail and Stoney Trail. This 2 bedroom/1 bathroom home has been meticulously maintained and offers an open floor plan with plenty of natural light. This home has received many updates over the years including vinyl windows, a new furnace igniter and electronic board in February 2021 into an already newer Coleman furnace, new heat tape February 2021, new bottom blocks and re-levelled in October 2021, new roof framing, insulation and roll roofing approximately 12 years ago. In 2024, the home received new interior paint throughout, vinyl plank flooring in the kitchen and bathroom, a complete kitchen and bathroom renovation with walk-in shower, new hot water tank, lighting, all new appliances, with the exception of the stove, and an accessibility ramp. Enjoy your 3-season enclosed porch, tandem driveway with carport, and extra outdoor storage with a large shed. Lot rent includes water, sewer, recycling, garbage pickup and clubhouse amenities - \$860/month.



Also note that all occupants must be 45 years of age or older in this pet friendly community (2 pets per household, maximum height is 15 inches from the shoulder - management approval).

Built in 1973

### Essential Information

MLS® #	A2217222
Price	\$194,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	903
Acres	0.00
Year Built	1973
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	290, 99 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4E4

### Amenities

Amenities	Clubhouse, Fitness Center, Park, Spa/Hot Tub, Outdoor Pool
Parking Spaces	2
Parking	Attached Carport, Driveway, Tandem

### Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	None

### Exterior

Roof	Other
Construction	Mixed, Vinyl Siding
Foundation	Wood, None

### Additional Information

Date Listed	May 10th, 2025
Days on Market	9

### Listing Details

Listing Office	eXp Realty
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