

# \$254,900 - 271, 99 Arbour Lake Road Nw, Calgary

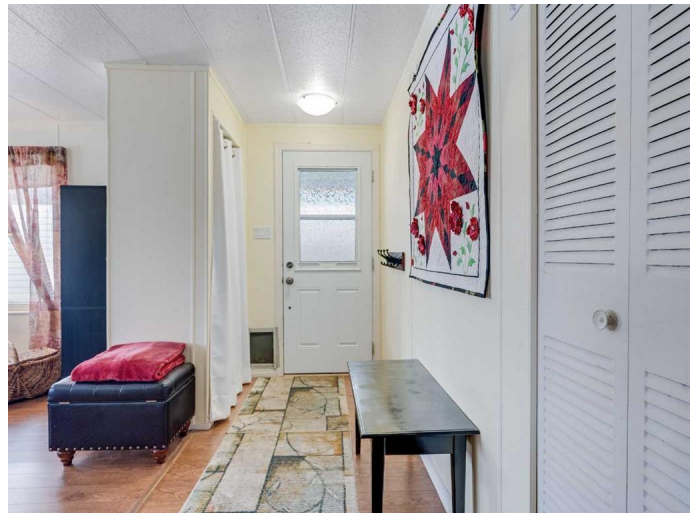
MLS® #A2194943

**\$254,900**

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          | \$254,900               |
| 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, Front Drive, Off Street, Parking Pad               |

### **Interior**

Interior Features Breakfast Bar, Built-in Features, Storage, Walk-In Closet(s), Vinyl Windows, Jetted Tub, Tankless Hot Water  
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 52

## Listing Details

Listing Office CIR Realty

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