

\$194,000 - 101, 99 Arbour Lake Road Nw, Calgary

MLS® #A2251855

\$194,000

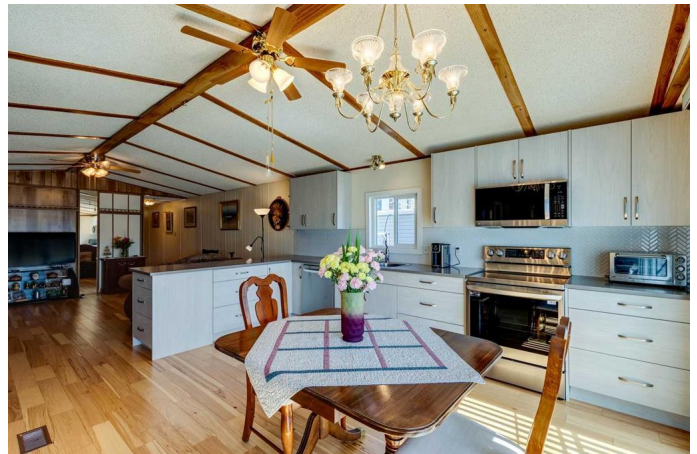
3 Bedroom, 1.00 Bathroom, 1,201 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

Welcome to #101, 99 Arbour Lake Road NW in the community of Watergrove – a 44-acre adult-living community with some of the best amenities you™ find anywhere.

As their website says, “Watergrove features wide streets, large front yards and an adult age 45+ lifestyle community. Relaxed living in a friendly community, along with easy access to great amenities, gives community members many reasons to enjoy living in Watergrove.” Some of the clubhouse highlights include: An exercise room equipped with weights and cardio equipment; a Lending Library with a varied selection of paperback novels, DVD™s and puzzles; A games room with billiards tables, shuffle board tables and dart boards; a large main hall with a fully equipped kitchen for community events and social club functions; a dry sauna; an indoor hot tub; and during the summer months a large outdoor heated pool and deck area. You™ find amenities like this in just any old community. Couple that with the fact you are just steps from the stores and restaurants in Crowfoot Centre, as well as the Crowfoot LRT, and the location is amazing. Now, the Home. It™s gone through extensive upgrades in the last few years, including a custom kitchen with all new custom cabinets, counters, backsplash, and even his and hers fridges! Seriously, there are two fridges in the kitchen! There is new hardwood throughout the main areas as well, including the large family room. There are 3 bedrooms and a 4-piece bath that



highlight the rest of the living space. Outside, your own private yard is perfect for gardening, and even includes an abundance of tomato plants. The private deck is great for outdoor relaxing in the afternoon, and there is plenty of parking with the carport and private driveway. To view more details and to find out more about the community clubhouse amenities, click the link below.

Essential Information

MLS® #	A2251855
Price	\$194,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,201
Acres	0.00
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	101, 99 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4E4

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Garbage Collection, High Speed Internet Available
Parking Spaces	2
Parking	Aggregate, Attached Carport

Interior

Interior Features	Built-in Features, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Oven, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Metal Siding
Foundation	See Remarks

Additional Information

Date Listed	August 28th, 2025
Days on Market	48

Listing Details

Listing Office	eXp Realty
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