


290, 99 Arbour Lake Road NW

Calgary, Alberta

MLS # A2217222



\$183,800



Division:	Arbour Lake			
Type:	Mobile/Manufactured House			
Style:	Mobile Home-Single Wide			
Size:	903 sq.ft.	Age:	1973 (52 yrs old)	
Beds:	2	Baths:	1	
Garage:	Attached Carport, Driveway, Tandem			
Lot Size:	-			
Lot Feat:	-			
Heating:	Forced Air, Natural Gas		Water:	-
Floors:	Carpet, Vinyl Plank		Sewer:	-
Roof:	Other		Condo Fee:	-
Basement:	-		LLD:	-
Exterior:	Mixed, Vinyl Siding		Zoning:	-
Foundation:	None, Wood		Utilities:	-
Features:	Vinyl Windows			

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).