

**303, 99 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2296648



\$224,800

Division:	Arbour Lake		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,198 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Asphalt, Concrete Driveway, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Shed

Affordable space and comfort! UPDATED 22x48 double-wide home that is bright, open and spacious! REFRESHED KITCHEN with room for an island. NEW FLOORING throughout. UPGRADED STAINLESS-STEEL APPLIANCES, lots of windows for warm, natural light. NEW BATHROOMS (main bath and ensuite). ALL NEW PLUMBING. Long lasting METAL ROOF. Just move in and enjoy quiet but active living where neighbours are kind and friendly and where there is no shortage of things to do. Beyond the front door, you'll join a close-knit community known for its friendly neighbours and helpful office staff. Residents love the premier clubhouse featuring an in-ground pool, hot tub, fitness center, games room, social room with a full kitchen, and laundry machines you can use when needed, all surrounded by scenic walking paths. Ideally located with easy access to major commuter routes, shopping, and a quick drive to the mountains, this move-in-ready gem offers an unbeatable lifestyle in a prime location.