

**299, 99 Arbour Lake Road NW  
Calgary, Alberta**

**MLS # A2305569**



**\$179,990**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,201 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Parking Pad, RV Access/Parking, See Remarks		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows		
<b>Inclusions:</b>	Shed		

Affordable living in Watergrove Park! Welcome to this fantastic opportunity to own in one of NW Calgary's most sought-after 45+ communities. This well-maintained 3 bedroom, 2 full bath mobile home shows pride of ownership throughout and is in amazing condition, with quick possession available. The bright open-concept layout offers spacious living and dining areas, perfect for both everyday living and entertaining. The sunken living room with a cozy gas fireplace creates the perfect place to unwind, while air conditioning keeps the home comfortable year-round. The kitchen offers ample cabinetry, generous counter space, and a separate built-in area ideal for extra storage or a coffee bar. The home features three well-sized bedrooms including a large primary retreat with a 5-piece ensuite and relaxing jetted tub. Step outside to your wrap-around deck with no neighbours behind, a great spot to enjoy the quiet setting and beautiful sunsets. Additional features include covered parking and a large storage shed (power & lights). Watergrove Park is a well-managed community with paved roads, a central landscaped green space, and a clubhouse featuring a pool, hot tub, sauna, fitness area, and social spaces, with lot fees including water, sewer, and weekly garbage, recycling, and compost collection. Located in the desirable community of Arbour Lake, just minutes to Crowfoot Crossing, major roadways, public transit, and all amenities. Don't miss this affordable opportunity to get into the Calgary market, book your private showing today!