

**95, 99 Arbour Lake Road NW**  
**Calgary, Alberta**

**MLS # A2309257**



**\$199,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport, Driveway		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Television (2), Dining Suite, China Cabinet, Storage Unit, 2 End tables, 1 coffee table and artwork. Outside: shed

Welcome to this well-maintained mobile home in the desirable 45+ adult community of Arbour Lake. Offering comfortable, low-maintenance living in a quiet and friendly setting, this home is perfect for those looking to downsize without compromising on convenience or lifestyle. Inside, you’ll find a bright and functional layout with spacious living areas, a practical kitchen with plenty of storage, and generously sized bedrooms designed for everyday comfort. Large windows bring in an abundance of natural light, creating a warm and inviting atmosphere throughout the home. Enjoy peaceful mornings on your private deck and the sense of community that comes with living in this well-cared-for adult complex. Conveniently located close to shopping, restaurants, public transit, medical services, and recreational amenities, everything you need is just minutes away. Residents also enjoy access to the year-round amenities of Arbour Lake, including lake access, walking paths, and community events. The unit has been impeccably maintained, and has a 40-year roof that was installed in 2016. Surrounded by mature roses, and sitting at the entrance and across from the clubhouse, this one is set up for it’s next owners. An excellent opportunity for affordable and comfortable living in one of NW Calgary’s most sought-after lake communities.