

\$195,000 - 62, 99 Arbour Lake Road Nw, Calgary

MLS® #A2267359

\$195,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Single Family on 0.00 Acres

Arbour Lake, Calgary, Alberta

Regent Mobile Home (16 x 76) in the Watergrove Mobile Home Park. Corner Lot. . View of C.O.P and mountains. Home has been well maintained. This home is move in ready. Vaulted Ceilings, 3 Large bedrooms, 4 pc main bath. Large Master Bedroom with walk in closet and a 4 pc ensuite bathroom, ensuite includes a soaker tub. Large Kitchen with skylight, comes with Newer Stove , Fridge, Dishwasher , Front Load Washer and Dryer. Good sized Dining Room, Large Living Room comes with a Electric Fireplace, Laundry Room off kitchen , Comes with upgraded blinds and all window coverings. Laminate flooring with carpet in 1 bedroom. Newer windows. Central Air, Shingles were replaced 2023. Covered Carport, 2 Sheds 10 x 12 and a 4 x 6 behind the unit with a secluded Deck also behind the unit. Good size yard. This park is a 45+ park. Pets need approval from Park and must be 15 inches to the hip or less. Close to all amenities. The monthly lot rent of \$855 includes Water, Sewer, Recycling, Garbage pickup, plus all Clubhouse amenities. These amenities include Outdoor heated Seasonal Swimming Pool, indoor Hot Tub, Sauna, Billiards/games room, Library , Kitchen, Large Party Room and much much more! Easy access to the Arbour Lake LRT, many Crowfoot businesses, clinics, restaurants, grocery stores, and much much more! Easy access to Stoney Trail. Watergrove Mobile Home Park in Arbour Lake.. Close to all amenities. Fees include



water, sewer, recycling, garbage pickup, plus all clubhouse amenities.! Realtor lives in the Park so easy to show (id:6289)

Built in 1993

Essential Information

Listing #	A2267359
Price	\$195,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,216
Acres	0.00
Year Built	1993
Type	Single Family
Style	Mobile Home

Community Information

Address	62, 99 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
Province	Alberta
Postal Code	T3G4E4

Amenities

Amenities	Park, Recreation Nearby, Shopping
Utilities	Cable, Electricity, Natural Gas, Sewer, Water
Features	PVC window, No Smoking Home
Parking Spaces	2
Parking	Carport
# of Garages	1
Has Pool	Yes
Pool	Outdoor pool, Inground pool

Interior

Appliances	Refrigerator, Dishwasher, Stove, Hood Fan, Washer & Dryer, Water Heater - Gas
Heating	Natural gas Forced air
Cooling	Central air conditioning

Fireplace Yes

of Fireplaces 1

of Stories 1

Exterior

Exterior Vinyl siding

Exterior Features Fruit trees, Landscaped, Lawn

Foundation Piled

Listing Details

Listing Office Stonemere Real Estate Solutions



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Listing information last updated on November 5th, 2025 at 4:16am PST