



GRASSROOTS
REALTY GROUP

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95, 99 Arbour Lake Road NW
Calgary, Alberta

MLS # A2309257



\$178,800

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

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	-
Exterior:	-
Foundation:	-
Features:	-

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	-
Utilities:	-

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 which includes a fitness room, hot tub and sauna, 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.