



GRASSROOTS
REALTY GROUP

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71, 99 Arbour Lake Road NW
Calgary, Alberta

MLS # A2324492



\$175,000

Division:	Arbour Lake		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,302 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Tandem		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Vaulted Ceiling(s)		

Inclusions: Shed

Situated on a quiet cul de sac in the adult mobile home community (45+) of Watergrove MHP, this 3 bedroom/2 bath home offers affordable living in an amenity rich area. The front porch offers a roomy entrance area with added storage at the back. When you enter the home, there is a nice galley kitchen with a high breakfast bar or room for a dining table if you prefer. The vaulted ceiling with extra windows topping the already large living room windows make the space bright and welcoming. The primary bedroom offers room for larger furniture with a walkthrough to the ensuite framed by large closets on each side. At the other end of the home are two more bedrooms and the main bath. This home has been maintained over the years with a new 50 year shingle roof in 2013, hot water tank (2019), plumbing upgraded to pex (2024) and new fridge in 2025. The furnace is original but the motor was replaced 2 years ago. Lot fee is \$905/month which includes water, sewer, waste and recycling. There are two pets allowed per home, dogs must be less than 15 inches tall at the shoulder when fully grown. Watergrove is a 45+ community with a central clubhouse that includes a small gym, library, games room and outdoor pool during the summer months.