



GRASSROOTS
REALTY GROUP

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175, 99 Arbour Lake Road NW
Calgary, Alberta

MLS # A2324778



\$115,000

Division:	Arbour Lake		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	918 sq.ft.	Age:	1973 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Metal
Basement:	-
Exterior:	-
Foundation:	Piling(s)
Features:	-

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

Inclusions: n/a

Welcome to this well maintained home in Watergrove Park, one of Calgary's most desirable 45+ adult communities. Step inside to a welcoming front entry that opens into a comfortable, light-filled living room, it is an inviting space to relax or gather with family and friends. The adjoining kitchen and dining area are thoughtfully laid out to make the most of the space, offering ample cabinetry and counter space for meal preparation, along with room for everyday dining. Moving through the home, you will find a versatile second bedroom that could easily serve as a guest room, home office, or hobby space. Nearby are the convenient laundry area and a full bathroom. The primary bedroom is privately situated at the rear of the home, featuring generous closet space and a peaceful setting to unwind at the end of the day. Recent updates include newer appliances and newer carpet, adding to the home's move-in-ready appeal. Outside, you will enjoy a good sized yard with mature trees, a storage shed, and the added benefit of being located beside a greenspace and walking pathway. This is a well-maintained home in a well-managed community, offering comfortable, low-maintenance living. Watergrove Park residents enjoy exceptional amenities, including a clubhouse with an indoor swimming pool, hot tub, sauna, fitness area, and entertaining space. Monthly lot fees include water, sewer, garbage collection, and recycling. Ideally located in the sought-after community of Arbour Lake, you will have easy access to shopping, restaurants, public transit, and major roadways, making it easy to get wherever you need to go while enjoying the peaceful lifestyle this fantastic community has to offer.