



GRASSROOTS
REALTY GROUP

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62, 99 Arbour Lake Drive
Calgary, Alberta

MLS # A2328913



\$185,000

Division:	Arbour Lake		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,219 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Carport		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	-		

Inclusions: N/A

Affordable living doesn't have to mean compromising on lifestyle. Welcome to Watergrove Mobile Home Park, where an active community, exceptional amenities, and a convenient northwest Calgary location come together in one of the city's best-managed 45+ communities. Situated on a desirable corner lot, this well-maintained 3-bedroom, 2-bathroom home offers additional privacy and over 1,200 square feet of comfortable functional living space. There is a large addition which lives like a sunroom, but also could provide a lot of extra storage! (This area is in addition to the 1200+ sq feet!!) The bright interior features vaulted ceilings, a spacious living room, and a large kitchen with a skylight, generous cabinetry, newer appliances, CENTRAL AIR CONDITIONING and an adjoining dining area. From the property, there are also glimpses toward the mountains and Canada Olympic Park. The spacious primary bedroom includes a walk-in closet and private 4-piece ensuite with a soaker tub. Two additional bedrooms provide flexibility for guests, hobbies, or a home office. Other highlights include a dedicated laundry room, upgraded blinds, laminate flooring, newer windows, and shingles replaced in 2023. Outside, the corner lot provides more breathing room than many properties within the park. There is also a covered carport, a private rear deck, a 10' x 12' storage shed, a second smaller shed, and a good-sized yard with space to relax or garden. There are small raised gardens already and the communities favourite apple tree with 5 different kinds of apples! Watergrove is known for its friendly, active community, exceptionally maintained grounds, and strong management. Residents enjoy access to a heated seasonal outdoor swimming pool, indoor hot tub, sauna, clubhouse, billiards and games room, library, and a variety of social activities. Monthly lot rent includes water,

sewer, garbage collection, recycling, and access to the community amenities. Located close to Crowfoot Centre, the LRT, grocery stores, restaurants, medical services, and Stoney Trail, this is an excellent opportunity to enjoy affordable, low-maintenance living in a welcoming northwest Calgary community.