



GRASSROOTS
REALTY GROUP

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303, 99 Arbour Lake Road NW
Calgary, Alberta

MLS # A2331904



\$194,900

Division:	Arbour Lake		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,198 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Asphalt, Concrete Driveway, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Discover affordable comfort with the generous space of a full bungalow in this updated 22' x 48' double-wide home, filled with natural light and an easy, open flow. Enjoy a REFRESHED KITCHEN with room for an island, STAINLESS STEEL appliances, NEW FLOORING throughout, and FULLY RENOVATED BATHROOMS including a new ensuite. ALL NEW PLUMBING for peace of mind, and the long-lasting metal roof was professionally resealed this year. Just move in and enjoy quiet, relaxed living with endless ways to stay active. Watergrove offers amenities rarely found in any mobile home community: in-ground pool, hot tub, fitness area, games room, social room with full kitchen, additional on-site laundry facilities, budget-friendly RV PARKING and scenic walking paths. Friendly neighbours and supportive staff create a close-knit environment you'll love coming home to. Ideally located in Arbour Lake, one of NW Calgary's premier communities, you'll enjoy quick access to major commuter routes, shopping, and an easy escape to Banff and the Mountain Parks. At Watergrove, you're not just buying a home; you're choosing an elevated lifestyle exclusively for those 45 years and older. Please note that Park Office approval is required for all prospective residents.