

290, 99 Arbour Lake Road NW
Calgary, Alberta

MLS # A2217222

\$194,000

Division:	Arbour Lake		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	903 sq.ft.	Age:	1973 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Attached Carport, Driveway, Tandem		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	-
Foundation:	None, Wood	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Shed, Window Coverings, Curtain Rods

Welcome to Watergrove, a 45+ community situated in the northwest neighbourhood of Arbour Lake. This home is situated in a fantastic location, on a quiet cul-de-sac, three lots over from a beautiful green space with walking paths, and is FULLY FENCED (2024). A quick stroll to the Clubhouse is where you can enjoy year round amenities including an outdoor heated swimming pool, indoor hot tub, and a fitness/games room. Located nearby to shopping in Crowfoot Village, the C-Train, Crowchild Trail and Stoney Trail. This 2 bedroom/1 bathroom home has been meticulously maintained and offers an open floor plan with plenty of natural light. This home has received many updates over the years including vinyl windows, a new furnace igniter and electronic board in February 2021 into an already newer Coleman furnace, new heat tape February 2021, new bottom blocks and re-levelled in October 2021, new roof framing, insulation and roll roofing approximately 12 years ago. In 2024, the home received new interior paint throughout, vinyl plank flooring in the kitchen and bathroom, a complete kitchen and bathroom renovation with walk-in shower, new hot water tank, lighting, all new appliances, with the exception of the stove, and an accessibility ramp. Enjoy your 3-season enclosed porch, tandem driveway with carport, and extra outdoor storage with a large shed. Lot rent includes water, sewer, recycling, garbage pickup and clubhouse amenities - \$860/month. Also note that all occupants must be 45 years of age or older in this pet friendly community (2 pets per household, maximum height is 15 inches from the shoulder - management approval).