

\$195,000 - 62, 99 Arbour Lake Road Nw, Calgary

MLS® #A2267359

\$195,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

Regent Mobile Home (16 x 76) in the Watergrove Mobile Home Park. Corner Lot. . View of C.O.P and mountains. Home has been well maintained. This home is move in ready. Vaulted Ceilings, 3 Large bedrooms, 4 pc main bath. Large Master Bedroom with walk in closet and a 4 pc ensuite bathroom, ensuite includes a soaker tub. Large Kitchen with skylight, comes with Newer Stove , Fridge, Dishwasher , Front Load Washer and Dryer. Good sized Dining Room, Large Living Room comes with a Electric Fireplace, Laundry Room off kitchen , Comes with upgraded blinds and all window coverings. Laminate flooring with carpet in 1 bedroom. Newer windows. Central Air, Shingles were replaced 2023. Covered Carport, 2 Sheds 10 x 12 and a 4 x 6 behind the unit with a secluded Deck also behind the unit. Good size yard. This park is a 45+ park. Pets need approval from Park and must be 15 inches to the hip or less. Close to all amenities. The monthly lot rent of \$855 includes Water, Sewer, Recycling, Garbage pickup, plus all Clubhouse amenities. These amenities include Outdoor heated Seasonal Swimming Pool, indoor Hot Tub, Sauna, Billiards/games room, Library , Kitchen, Large Party Room and much much more! Easy access to the Arbour Lake LRT, many Crowfoot businesses, clinics, restaurants, grocery stores, and much much more! Easy access to Stoney Trail. Watergrove Mobile Home Park in Arbour Lake.. Close to all amenities. Fees include



water, sewer, recycling, garbage pickup, plus
all clubhouse amenities.! Realtor lives in the
Park so easy to show

Built in 1993

Essential Information

MLS® #	A2267359
Price	\$195,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.00
Year Built	1993
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	62, 99 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4E4

Amenities

Utilities	Electricity Connected, Natural Gas Connected, High Speed Internet Available, Sewer Connected, Water Connected, Cable Available, Garbage Collection
Parking Spaces	2
Parking	Asphalt, Carport
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood,

	Refrigerator, Washer/Dryer, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Street Lighting, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	October 29th, 2025
Days on Market	2

Listing Details

Listing Office	Stonemere Real Estate Solutions
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