



**GRASSROOTS**  
REALTY GROUP

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69, 99 Arbour Lake Road NW  
Calgary, Alberta

MLS # A2257875



**\$190,000**

Division:	Arbour Lake		
Type:	Mobile/Manufactured House		
Style:	Park Model		
Size:	1,068 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Wood	Utilities:	-
Features:	-		

Inclusions: None

Mobile Home | 3 Beds | 2 Baths | Park Nearby | Adult living 45+ | Affordable | Step into this beautifully maintained 1,068 sqft mobile home offering 3 spacious bedrooms and 2 full bathrooms—perfect for anyone looking for comfort and value. You’ll love the bright open layout, creating a warm and inviting atmosphere the moment you walk in. Residents of this community enjoy an outdoor pool, billiards room, and a fully equipped fitness centre. The community is also close to crowfoot shopping center, schools, parks, and transit, with quick access to major routes. Outside, enjoy a large deck in the backyard—ideal for barbecues, summer gatherings, or simply relaxing with a coffee in the morning sun. With your own outdoor retreat, you’ll have the perfect space to entertain or unwind. Enjoy being just steps away from a nearby park, making it easy to play, exercise, or take peaceful evening walks. The location couldn’t be better—close to schools, shopping, transit, and all major amenities—giving you the perfect blend of quiet community living and everyday convenience. This property offers unbeatable affordability without compromising space or lifestyle. Homes like this don’t come up often—don’t miss your chance to call this gem your own! Call your favorite agent today to book a private showing before it’s gone!