



**31, 99 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2280394



\$199,000

Division:	Arbour Lake		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,148 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: N/A

Built in 2003, this thoughtfully maintained corner lot mobile home offers peace of mind with numerous upgrades inside and out. The roof was replaced in 2022, while major systems have been carefully updated over the years, including thermostat (2022). New flooring was installed in 2018, and the stainless steel stove (2022) adds a modern touch to the kitchen. New plumbing (2024) in both bathrooms, including toilets, and sink faucets. Updated kitchen faucet (2024) Shower head replaced in the primary bathroom (2022), gas fireplace blower (2023), heat tape updated (2024), fire alarm replaced (2024), skylight replaced in 2025 with transferable warranty (10yrs), large, vinyl-covered deck perfect for relaxing or entertaining, mature trees and shrubs offering privacy and curb appeal, generously sized, fenced yard, off-street parking for two vehicles, storage shed, well-maintained lot ideal for outdoor living. Located in Watergrove Mobile Home Park in Arbour Lake, residents enjoy clubhouse amenities such as, fitness center, hot tub, library, swimming pool, billiards/games room, and a friendly, social atmosphere, just minutes from Crowfoot shopping, restaurants, and transit. This home is a fantastic opportunity for buyers seeking a solid property with documented upgrades, functional outdoor space, and long-term value.