

# \$239,000 - 31, 99 Arbour Lake Road Nw, Calgary

MLS® #A2239263

**\$239,000**

2 Bedroom, 2.00 Bathroom, 1,153 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

OPEN HOUSE Sunday August 17, 2025  
12pm -3 pm....Welcome to this very tastefully finished, extremely well lit, corner lot (abundant lilac bushes, and other shrubs) mobile home. This larger unit has numerous windows as well as 1 skylight (2025) making the upgraded kitchen bright and inviting, roof (shingles 2022. Newer appliances (stainless steel), spectacular tile back splash rounds out this eating area with a kitchen island perfect for entertaining. Walk in to this open area living room, complete with a gas fireplace, and ample seating perfect for those cozy nights with a big window to gaze out of. This 2 bedroom, 2 bathroom unit, is sure make you feel at home. Also lots of very well planned storage closets with shelves throughout the home. We do NOT stop there.. the primary bedroom also has its own 4 pc bath, walk-in closet. Step through the french doors to a LARGE side deck, complete with a fenced yard, and a dog run, as well as a storage shed. DO NOT forget the Club House stop in to see the inviting recreation centre with game rooms, hobby rooms, outdoor pool & indoor hot tub. This park is located close to the shopping centres of Crowfoot Village, restaurants, theatres & more...LRT and other public transportation is just steps away! Call your favorite realtor to book a showing !

Built in 2003

## Essential Information



|                |                         |
|----------------|-------------------------|
| MLS® #         | A2239263                |
| Price          | \$239,000               |
| Bedrooms       | 2                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,153                   |
| Acres          | 0.00                    |
| Year Built     | 2003                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 31, 99 Arbour Lake Road Nw |
| Subdivision | Arbour Lake                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3G 4E4                    |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Asphalt, Front Drive, Parking Pad |

### Interior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Water Heater                                                                       |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                      |
| Cooling           | None                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                                                            |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                                                                                     |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Dog Run, Garden, Private Yard, Storage |
|-------------------|----------------------------------------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | Corner Lot      |
| Roof            | Asphalt Shingle |
| Construction    | Vinyl Siding    |
| Foundation      | Piling(s)       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 36              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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