

# \$265,000 - 31, 99 Arbour Lake Road Nw, Calgary

MLS® #A2239263

**\$265,000**

2 Bedroom, 2.00 Bathroom, 1,153 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

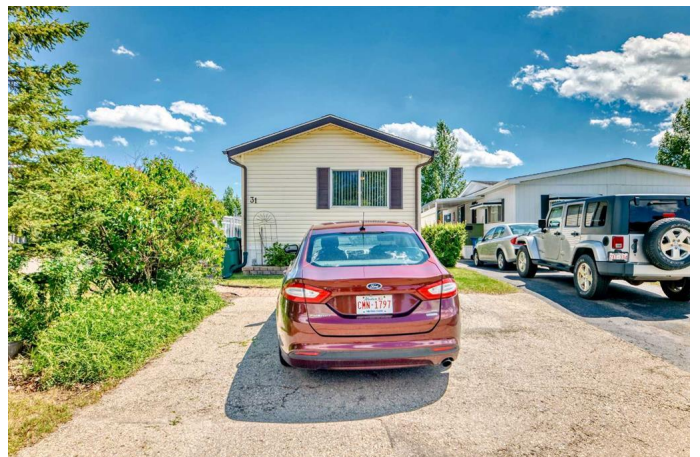
Welcome to this very tastefully finished, extremely well lit, corner lot (abundant lilac bushes, and other shrubs) mobile home. This larger unit has numerous windows as well as 2 skylights making the upgraded kitchen bright and inviting. Newer appliances (stainless steel), spectacular tile back splash 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	\$265,000
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	Front Drive, Parking Pad, Asphalt

### 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, Electric Water Heater, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle

### Exterior

Exterior Features	Garden, Private Yard, Storage, Dog Run
Lot Description	Corner Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	1

**Listing Details**

Listing Office	eXp Realty
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