

# \$270,000 - 130, 99 Arbour Lake Road Nw, Calgary

MLS® #A2247308

**\$270,000**

3 Bedroom, 2.00 Bathroom, 1,333 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

**\*\*Open House Saturday October 11th 1-3pm\*\***

Welcome to this beautifully updated home in the heart of the vibrant Arbour Lake community. Offering over 1,330 sq. ft. of bright and functional living space, this charming property features three full bedrooms, including a primary suite with private ensuite, plus a spacious flex room that can serve as a fourth bedroom, den/office, gym, sewing room, or whatever your needs may be. Set on a large private lot directly across from the clubhouse and outdoor pool, the home combines convenience with lifestyle. The exterior has been updated and the sunny south-facing backyard includes a storage shed for added functionality. Inside, updates create a fresh and warm feel throughout. The spacious main living area flows seamlessly into the kitchen and dining space, offering a layout that is both practical and perfect for entertaining. Outside, a covered carport and driveway provide parking for up to three vehicles, making it ideal for multi-car households or guests. 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. Notable updates include siding, windows, shingles, sundecks, furnace, hot water tank with updated plumbing and the fridge, stove, dishwasher are also newer. This home offers the perfect balance of comfort, convenience, and lifestyle in one of



Calgary’s most sought-after neighbourhoods. Don’t miss this unique opportunity”call today to book your showing!

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2247308                |
| Price          | \$270,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,333                   |
| Acres          | 0.00                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Double Wide Mobile Home |
| Status         | Active                  |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 130, 99 Arbour Lake Road Nw |
| Subdivision | Arbour Lake                 |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 4E4                     |

**Amenities**

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 3                             |
| Parking        | Parking Pad, Attached Carport |

**Interior**

|            |                                                                                      |
|------------|--------------------------------------------------------------------------------------|
| Appliances | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating    | Forced Air                                                                           |

**Exterior**

|            |                 |
|------------|-----------------|
| Roof       | Asphalt Shingle |
| Foundation | Wood            |

**Additional Information**

Date Listed                    August 29th, 2025  
Days on Market            58

**Listing Details**

Listing Office                RE/MAX Real Estate (Mountain View)

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