

\$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

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 39

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.